

ANNUAL REPORT

Based on 2020 Grand List Data

DIVISION OF PROPERTY VALUATION AND REVIEW
VERMONT DEPARTMENT OF TAXES

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State of Vermont
Department of Taxes
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Agency of Administration

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

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

Date: January 15, 2021

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

Subject: Annual Report of Property Valuation and Review Division

I am pleased to present the Department of Taxes Property Valuation and Review Division 2021 Annual Report of the 2020 Grand List Year. This document fulfills the requirements of 32 V.S.A. § 3412.

cc: Governor Phil Scott
Craig Bolio, Commissioner of Taxes



DEPARTMENT OF TAXES

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Property Tax Administration for 2020 Tax Year

Equalization

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

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

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

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

Figure 1. Grand List Categories

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

7) The resulting reliable ratios are applied to the aggregate grand list value for the appropriate category, class, or the municipality to compute the EEPV for the municipality. The equalized education property tax grand list is 1% of the EEPV for the municipality.

8) The COD is also calculated from the results of the equalization study to assess the internal fairness of each municipal grand list. The COD represents the degree to which individual property valuations vary from the average level of appraisal in that municipality. A high COD also indicates a need for a reappraisal.

More information on the Equalization Study can be found starting on Page 34, including town-by-town results.

Property Values

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

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

Figure 2. Reappraisals

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

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

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

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

Equalized Education Property Values

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

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

Figure 4. Education Property Listed Values by Year

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

Figure 5. State Total Equalized Municipal Property Values by Year

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

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

Figure 6. Personal Property on Municipal Grand List by Year

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

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

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

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

Note that the values for the equalization study are based on results prior to any appeals. Appeals by

municipalities may result in a slight reduction in the 2020 equalized values. In past years, appeals have resulted in less than half of a percent decrease in the statewide total value.

Taxes and Tax Rates

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

Figure 8. Education Spending by Year

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

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

¹ Does not include approx. \$5.1 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	Nonhomestead Education ETR	Municipal ETR ¹	Homestead Total ETR	Nonhomestead Total ETR
2020	1.49	1.57	0.61	2.10	2.17
2019	1.48	1.55	0.60	2.08	2.15
2018	1.48	1.55	0.59	2.07	2.14
2017	1.49	1.51	0.59	2.08	2.10
2016	1.53	1.54	0.57	2.10	2.11
2015	1.52	1.53	0.57	2.08	2.09
2014	1.49	1.50	0.55	2.04	2.05
2013	1.41	1.45	0.51	1.92	1.96
2012	1.34	1.40	0.50	1.84	1.90
2011	1.29	1.39	0.47	1.76	1.86
2010	1.26	1.38	0.45	1.71	1.83
2009	1.21	1.33	0.44	1.65	1.77

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 93.2% this year.

Figure 11. Statewide CLA by Year

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

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

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

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

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

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

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

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

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

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

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

Distribution of grand list CODs over time

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

Figure 13. Municipalities and COD by Year

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

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

Payments to municipalities from state funds

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

Figure 14. Payments to Municipalities

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

The largest of the Department programs is the municipal Hold Harmless payment for the Current Use Program. This program reimburses municipalities for property tax revenue not collected from persons enrolled in the Current Use Program. The Current Use Program is described in detail starting on page 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 2020, State Buildings PILOT payments totaled nearly \$9.25 million.

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

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

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

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

Education and Training

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

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

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

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

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

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

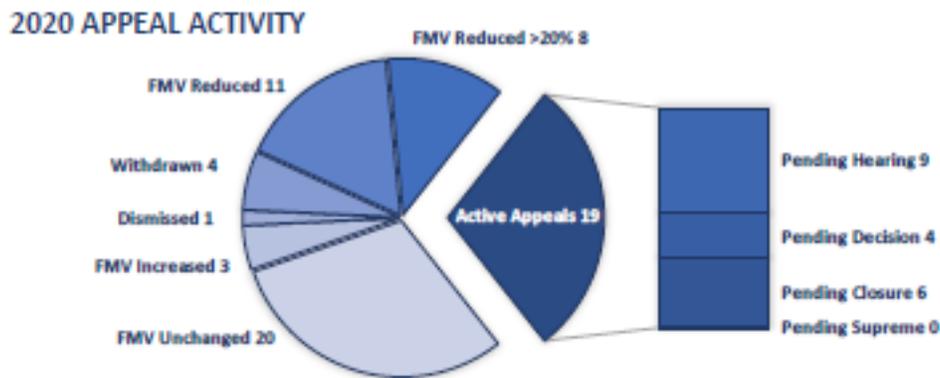
Appeals to the Property Tax Hearing Officers

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

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

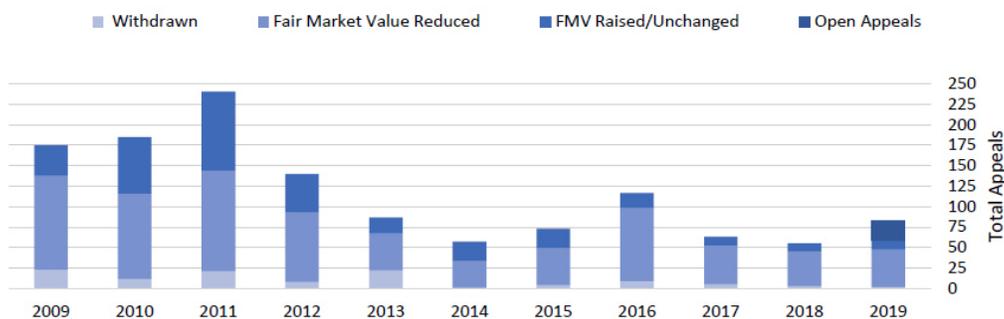
PVR received 59 appeals based on 2019 Grand List activity. Combined with prior-year active appeals, the 2020 appeal results are as follows:

Figure 1. 2020 Appeal Activity



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

Figure 2. Appeal Activity, 2009-2019¹



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

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

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

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

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

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

2020 Real Estate Transaction Taxes

Property Transfer Tax

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

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

Figure 1. Revenue from Property Transfer Tax

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

Land Gains

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

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

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

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

Figure 2. Revenue from Land Gains Tax

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

Real Estate Withholding

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

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

Figure 3. Real Estate Withholding Tax Collected

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

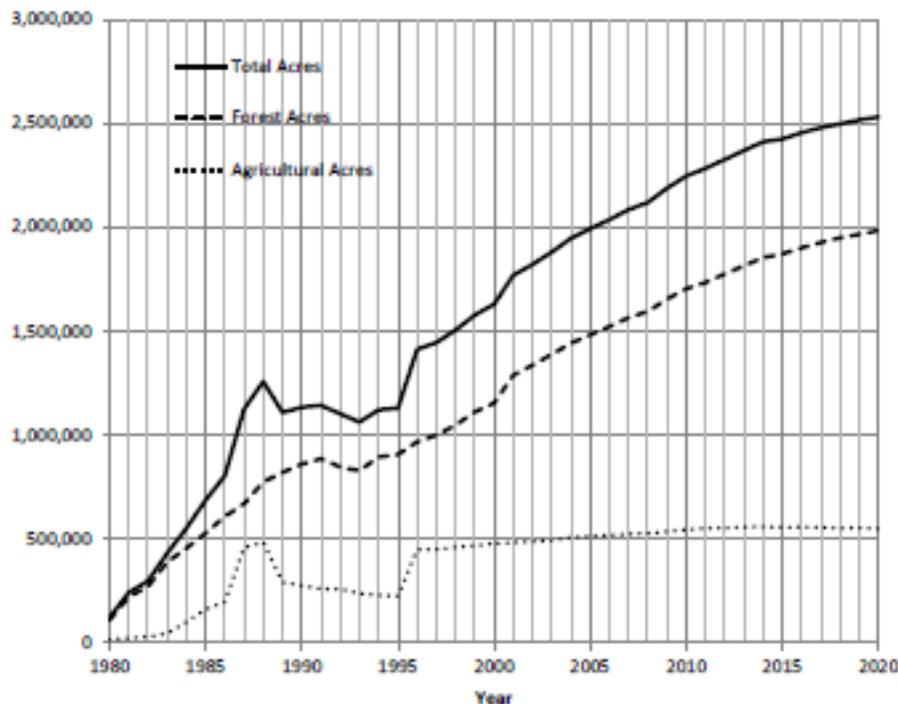
Real Estate Withholding Income Tax

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

2020 Current Use (Use Value Appraisal) Program

Vermont's Current Use (Use Value Appraisal) Program began in 1980 with the enrollment of fewer than 120,000 acres. As of 2020, this number has soared to 2,531,733 acres and includes 15,669 landowners and 19,259 parcels (see **Figure 1** and **Figure 2** for details). Based upon ZIP codes of the owners, 4,449 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 1980-2020



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

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

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

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

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

Figure 2. Current Use Annual Enrollment

Tax Year	Parcels	Owners	Agricultural Acres	Forest Acres	Total Acres
2020	19,258	15,669	547,019	1,984,714	2,531,733
2019	19,086	15,490	551,230	1,966,681	2,517,911
2018	18,910	15,307	549,319	1,949,198	2,498,517
2017	18,723	15,147	553,372	1,926,499	2,479,871
2016	18,457	14,905	556,489	1,900,188	2,456,636
2015	18,154	14,653	554,078	1,872,070	2,426,149
2014	18,020	14,553	558,320	1,853,765	2,412,096
2013	17,647	14,246	555,234	1,814,585	2,369,819
2012	17,190	13,831	551,055	1,776,153	2,327,208
2011	16,724	13,469	549,601	1,734,012	2,283,613
2010	16,308	13,135	543,354	1,704,668	2,248,022
2009	15,642	12,570	534,275	1,654,295	2,188,810
2008	15,047	12,078	524,835	1,594,324	2,119,159

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

By statute, the use value on farm buildings is established at 0% of fair market value, which means the landowner pays no property tax on these buildings (32 V.S.A. § 3752(12)). For 2020, the value of farm buildings on a parcel enrolled in the program ranged from \$500 to \$5.518 million for the 1,810 parcels that had enrolled farm buildings (**Figure 3**). The total assessed value of enrolled farm buildings for the 2020 tax year was \$305,068,797.

For the 2021 tax year, the Current Use Program received 367 applications for new enrollments and 207 applications to add to existing enrollments. As of January 1, 2021, the number of transfer applications is 886. This is a 25% increase in the number of transfer applications received from last year. Transfer applications will continue to be submitted for enrolled land and buildings that transfer before April 1, 2021.

Figure 3. Recent Farm Building Enrollment

Year	Parcels with Farm Buildings	Listed Value of Farm Buildings
2020	1,810	\$305,068,797
2019	1,826	\$303,037,074
2018	1,840	\$296,843,298
2017	1,877	\$293,998,305
2016	1,892	\$286,186,203
2015	1,843	\$266,363,596
2014	1,879	\$272,374,020
2013	1,883	\$266,749,350
2012	1,857	\$257,446,331
2011	1,851	\$251,682,401
2010	1,972	\$255,515,511
2009	1,993	\$250,021,848

Use Values

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

The data is used to establish the use values for computing the taxes on enrolled land (see **Figure 4**). The net annual stumpage value per acre is a key component for forest land use value rate. Pasture and crop land rental values are the key component for agricultural land. The CUAB will be meeting in late January 2021 to establish the 2021 use values.

Figure 4. Recent Use Values

Tax Year	Forest Land Value per Acre	Forest Land Value Greater than One Mile from Road per Acre	Agriculture Land Value per Acre
2021	TBD	TBD	TBD
2020	\$151	\$113	\$382
2019	\$145	\$109	\$362
2018	\$136	\$102	\$347
2017	\$135	\$101	\$326
2016	\$135	\$101	\$306
2015	\$131	\$98	\$289
2014	\$118	\$89	\$279
2013	\$119	\$89	\$265
2012	\$123	\$92	\$254
2011	\$122	\$92	\$238
2010	\$122	\$92	\$215
2009	\$123	\$92	\$199

Program Costs and Tax Savings

Tax savings to landowners increased from \$60.89 million in 2018 to \$64.1 million in 2020 (see **Figure 5**). For the 2020 tax numbers, the amounts do not include the towns of Newbury and Bradford because these towns do not yet have an approved budget and associated tax rate for 2020. Updates to **Figure 5** will be made in subsequent annual reports to reflect the updated amounts. As shown in **Figure 1** (page 18), enrollment in the program had a steady increase in parcels, owners, and acres enrolled except for the “easy-out” years in the 1990s and the slight decline in agricultural land enrollment for 2015, 2017, and 2018.

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

The Hold Harmless Payment in 1980 was just over \$400,000. In 2020, it was \$17.12 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 (see Exempt Reduction amounts at the end of this section). The “Education Tax Savings to Enrolled Landowners” column in **Figure 5** is the total statewide education taxes saved by enrolled landowners and conversely the forgone revenue to the state’s Education Fund. “Forgone revenue” means that these taxes are never paid into the Education Fund.

In 2020, the forgone revenue to the Education Fund was \$48,723,498. The breakdown of these numbers for each municipality is found at the end of this section. The value of the program to Vermont's working landscape, relating industries, and environmental quality are not quantified here, but are viewed as significant.

Figure 5. Tax Savings to Landowners

Tax Year	Municipal Tax Savings to Enrolled Landowners	Education Tax Savings to Enrolled Landowners	Total Savings to Enrolled Landowners
2020	\$17,328,532*	\$48,723,498*	\$66,052,030*
2019	\$16,507,264	\$47,594,167	\$64,101,451
2018	\$16,195,274**	\$46,925,733**	\$63,121,007**
2017	\$15,553,999**	\$45,361,043**	\$60,915,042**
2016	\$14,530,332**	\$45,161,146**	\$59,691,478**
2015	\$14,519,248	\$44,609,223	\$59,128,471
2014	\$14,530,332	\$45,161,146	\$59,691,478
2013	\$13,890,827	\$43,110,537	\$57,001,364
2012	\$13,384,246	\$41,209,109	\$54,593,355
2011	\$12,549,456	\$40,668,894	\$53,218,350
2010	\$12,288,566	\$40,191,533	\$52,480,099
2009	\$11,585,297	\$37,385,819	\$48,971,116
2008	\$10,712,418	\$33,913,934	\$44,626,352

*Does not include the Towns of Newbury and Bradford

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

Land Use Change Tax

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

By statute, development includes:

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

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

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

Figure 6. Development and Withdrawal of Enrolled Land and Buildings

Calendar Year	LUCT Assessed on Developed Acres	LUCT passed on to Municipality	Acres Developed and/or Lien Removal Requested	Acres Withdrawn (LUCT Not Due)	Number of Farm Buildings Withdrawn	Number of Completed Withdrawals
2020	\$516,061	\$229,261	889	20,362	106	451
2019	\$761,257	\$274,904	1,196	17,452	133	492
2018	\$714,088	\$311,085	1,028	19,844	295	592
2017	\$753,392	\$210,935	1,502	9,865		399
2016	\$432,534		1,487	9,792		344
2015	\$398,881		1,483	5,119		358
2014	\$418,604		1,826	10,863		453
2013	\$575,675		2,350	8,331		457
2012	\$528,492		3,005	8,792		432
2011	\$539,781		2,865	10,271		412
2010	\$528,710		1,807	5,484		341
2009	\$406,245		2,742			
2008	\$654,924		3,286			

Figure 7. Participant Tax Savings

Figure 7 appears on pp. 24-30.

Current Use Appraisal Program Participant Tax Savings - Tax Year 2020

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	NonHS	Forest	Agricultural		Homestead	NonHS	Mun. Tax Rate	Ed. HS Tax Rate		Ed NonHS Tax Rate	Total HS Taxes Saved		Total NonHS Taxes Saved
Addison	97	7,217	9,040	1,654	14,602	7,397,800	2,693,286	13,543,600	0.4390	1.7148	1.5752	71,280	46,184	213,339	330,803
Albany	92	4,961	7,114	8,635	3,440	1,027,700	2,678,100	5,345,700	0.5521	1.2216	1.5009	44,299	32,716	80,234	157,249
Alburgh	46	1,876	4,269	1,308	4,837	3,609,400	1,137,000	5,976,750	0.4464	1.6565	1.5874	31,756	18,834	94,875	145,465
Andover	52	1,096	5,483	6,112	468	0	1,148,700	6,255,100	0.4800	1.4645	1.6006	35,538	16,823	100,119	152,480
Arlington	62	1,222	8,850	9,424	648	201,100	1,222,400	6,642,000	0.4200	1.5001	1.4839	33,030	18,337	98,561	149,928
Athens	29	982	3,157	3,999	139	0	545,604	1,864,127	1.2200	1.5656	1.4551	29,399	8,542	27,125	65,066
Averill	13	0	21,455	21,278	177	0	0	7,507,200	0.1200	1.0253	1.6692	9,009	0	125,310	134,319
Averys Gore	2	0	12,243	12,243	0	0	0	3,103,800	0.1200	1.0253	1.6692	3,725	0	51,809	55,534
Bakersfield	96	4,442	13,283	15,269	2,456	2,767,800	3,293,800	10,542,900	0.5586	1.4314	1.7155	77,292	47,147	180,863	305,302
Baltimore	10	709	566	1,179	96	0	291,700	223,500	0.5592	1.5343	1.6770	2,881	4,476	3,748	11,105
Barnard	172	4,670	14,195	17,116	1,750	241,900	7,307,100	21,332,600	0.4771	1.6899	1.6617	136,640	123,483	354,484	614,607
Barnet	148	6,520	7,240	10,481	3,280	1,124,700	5,471,600	7,517,900	0.6819	1.6042	1.6036	88,575	87,775	120,557	296,907
Barre City	3	0	217	184	33	0	0	405,500	1.9141	1.4190	1.6893	7,762	0	6,850	14,612
Barre Town	88	2,958	3,026	3,932	2,053	535,540	4,613,060	5,722,210	0.9792	1.6381	1.9502	101,203	75,567	111,595	288,365
Barton	74	2,576	5,404	5,670	2,310	388,400	2,067,000	5,123,800	0.3231	1.4069	1.7067	23,233	29,081	87,448	139,762
Belvidere	41	931	15,051	15,655	327	0	867,077	6,457,762	0.5499	1.6298	1.6822	40,279	14,132	108,632	163,043
Bennington	50	1,277	4,908	4,120	2,066	560,300	864,600	4,041,700	0.7540	1.5403	1.7389	36,994	13,317	70,281	120,592
Benson	52	4,018	6,474	3,810	6,682	1,467,600	876,800	3,928,800	0.7165	1.4064	1.5784	34,432	12,331	62,012	108,775
Berkshire	106	8,127	7,291	5,724	9,694	11,144,022	4,459,700	15,894,722	0.5565	1.3508	1.6189	113,272	60,242	257,320	430,834
Berlin	76	3,019	4,925	6,785	1,160	56,500	3,142,900	6,822,500	0.5962	1.7227	1.5792	59,414	54,143	107,741	221,298
Bethel	187	5,261	12,248	15,824	1,685	371,000	4,313,900	9,828,200	1.0382	1.5608	1.5610	146,823	67,331	153,418	367,572
Bloomfield	32	446	15,386	15,407	426	267,500	237,700	3,634,838	0.4005	1.4519	1.5363	15,510	3,451	55,842	74,803
Bolton	44	1,066	7,021	7,864	224	0	1,194,600	6,306,700	0.6886	1.5698	1.7369	51,654	18,753	109,541	179,948
Bradford	69	2,351	4,142	4,903	1,590	1,317,300	1,683,300	4,077,400	0.9832	0.0000	0.0000	56,639	0	0	56,639
Braintree	125	5,022	11,264	13,820	2,465	1,164,060	5,477,500	9,669,160	0.8856	1.4723	1.4876	134,139	80,645	143,838	358,622
Brandon	62	2,750	3,964	4,844	1,871	186,300	1,630,800	3,062,200	0.9521	1.3479	1.5763	44,682	21,982	48,269	114,933
Brattleboro	105	3,947	4,857	7,377	1,427	328,020	5,771,304	9,155,539	1.2938	1.6991	1.6069	193,123	98,060	147,120	438,303
Bridgewater	106	2,363	16,138	17,889	612	47,700	3,370,534	15,266,211	0.4173	1.6858	1.6577	77,771	56,820	253,068	387,659
Bridport	132	11,390	9,611	2,864	18,137	15,327,500	12,683,150	26,933,950	0.5989	1.7470	1.6971	237,267	221,575	457,096	915,938
Brighton	55	838	18,856	19,051	642	214,900	536,300	5,072,500	0.8229	1.5493	1.5309	46,155	8,309	77,655	132,119
Bristol	66	2,379	8,648	8,638	2,388	3,496,200	2,103,700	9,489,200	0.7232	1.7206	1.6853	83,840	36,196	159,921	279,957

Current Use Appraisal Program
Participant Tax Savings - Tax Year 2020

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 HS Taxes Saved	Total NonHS Taxes Saved	Total Taxes Saved	
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS	Mun. Tax Rate	Ed. HS Tax Rate		Ed NonHS Tax Rate	Total HS Taxes Saved				Total NonHS Taxes Saved
Brookfield	160	3,999	8,221	8,981	3,239	1,003,865	5,353,500	12,113,965	0.5306	1.5746	1.5909	92,682	84,296	192,721	369,699		
Brookline	38	199	3,480	3,464	215	19,800	238,987	2,245,800	0.4012	1.7842	1.5383	9,969	4,264	34,547	48,780		
Brownington	37	1,989	1,842	2,513	1,319	103,400	1,071,600	1,320,810	0.7190	1.2834	1.5660	17,201	13,753	20,684	51,638		
Brunswick	18	379	5,706	5,806	279	569,500	178,800	1,775,300	0.0300	1.3195	1.7119	586	2,359	30,391	33,336		
Buels Gore	6	109	701	801	10	0	118,000	622,600	0.0000	1.2447	2.0264	0	1,469	12,616	14,085		
Burke	73	1,726	5,395	6,419	703	0	1,833,900	6,221,000	0.6332	1.3946	1.6546	51,004	25,576	102,933	179,513		
Burlington	2	0	109	5	104	0	0	213,300	0.8995	2.0576	2.1773	1,919	0	4,644	6,563		
Cabot	149	7,510	6,006	9,580	3,936	1,981,100	9,060,500	9,390,700	0.6498	1.6814	1.6127	119,896	152,343	151,444	423,683		
Calais	143	6,226	6,907	11,430	1,704	140,300	7,199,858	7,719,533	0.7476	1.8574	1.7028	111,537	133,730	131,448	376,715		
Cambridge	161	5,841	16,943	17,666	5,118	2,195,520	6,994,200	18,454,320	0.5036	1.5573	1.6616	128,159	108,921	306,637	543,717		
Canaan	38	1,986	5,276	5,700	1,562	1,530,400	312,000	2,679,100	0.8180	1.4736	1.4448	24,462	4,598	38,708	67,768		
Castleton	50	2,260	5,371	6,360	1,270	187,500	1,796,900	4,718,500	0.4588	1.5305	1.7177	29,893	27,502	81,050	138,445		
Cavendish	85	2,023	7,642	8,889	776	0	1,910,600	6,902,800	0.4414	1.4702	1.6069	38,902	28,090	110,921	177,913		
Charleston	80	3,960	7,023	8,190	2,794	1,961,500	4,110,100	9,076,800	0.6687	1.5294	1.6167	88,181	62,860	146,745	297,786		
Charlotte	181	5,406	6,414	3,692	8,128	2,590,100	14,255,900	20,078,100	0.2011	1.5335	1.7008	69,046	218,614	341,488	629,148		
Chelsea	179	6,264	10,161	12,325	4,100	559,600	4,414,000	9,437,800	0.8378	1.6282	1.6605	116,050	71,869	156,715	344,634		
Chester	179	4,867	12,579	16,120	1,327	1,093,000	5,053,600	13,065,000	0.8531	1.3728	1.5005	154,570	69,376	196,040	419,986		
Chittenden	50	1,183	7,146	7,709	620	236,400	794,000	3,267,500	0.5529	1.4611	1.6446	22,456	11,601	53,737	87,794		
Clarendon	64	3,333	3,465	4,560	2,238	902,800	1,765,200	3,405,700	0.5010	1.5953	1.6122	25,906	28,160	54,907	108,973		
Colchester	37	1,024	1,587	1,171	1,440	393,180	1,560,489	8,811,615	0.5480	1.5800	1.8210	56,839	24,656	160,460	241,955		
Concord	67	1,767	16,644	18,091	320	69,900	884,800	10,154,400	0.7652	1.4635	1.6563	84,472	12,949	168,187	265,608		
Corinth	168	6,008	10,760	14,586	2,181	550,800	5,148,200	10,050,700	0.6983	1.4512	1.5461	106,134	74,711	155,394	336,239		
Cornwall	86	2,929	5,017	1,639	6,307	2,802,655	3,890,100	8,238,855	0.4518	1.7235	1.6742	54,799	67,046	137,935	259,780		
Coventry	32	707	3,740	1,967	2,480	2,244,100	457,700	5,353,224	0.0000	1.3062	1.4824	0	5,978	79,356	85,334		
Craftsbury	145	5,519	9,349	11,063	3,804	3,254,820	4,986,637	12,490,286	0.6360	1.7228	1.6746	111,153	85,910	209,162	406,225		
Danby	64	2,061	11,087	10,803	2,346	893,500	2,414,120	9,319,900	0.5764	1.4384	1.4606	67,635	34,725	136,126	238,486		
Danville	183	8,382	10,813	14,912	4,284	1,605,100	9,095,000	15,142,300	0.5675	1.6103	1.6180	137,547	146,457	245,002	529,006		
Derby	77	2,586	5,726	4,639	3,674	3,064,300	3,672,804	11,783,300	0.4257	1.3964	1.6491	65,797	51,287	194,318	311,402		
Dorset	64	806	7,224	7,560	470	70,300	2,014,350	12,277,605	0.3565	1.4777	1.5006	50,941	29,766	184,238	264,945		
Dover	42	1,387	2,376	3,423	339	101,890	2,073,528	5,130,959	0.4538	1.5885	1.5871	32,694	32,938	81,433	147,065		
Dummerston	116	4,489	5,205	8,338	1,356	1,050,500	10,784,750	11,440,400	0.3732	1.6539	1.5642	82,944	178,369	178,951	440,264		

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Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate		Total HS Taxes Saved	Total NonHS Taxes Saved	
Duxbury	67	1,647	6,283	7,765	165	0	1,637,300	5,860,100	0.7952	1.7623	1.7568	59,619	28,854	102,950	191,423
East Haven	20	282	20,321	20,574	29	0	177,175	8,107,900	0.8439	1.3203	1.7130	69,918	2,339	138,888	211,145
East Montpelier	107	4,197	5,229	5,931	3,495	2,040,200	6,540,228	9,711,428	0.6422	1.8929	1.7352	104,368	123,800	168,513	396,681
Eden	57	1,247	19,672	20,172	748	340,440	769,930	10,848,590	0.6731	1.6513	1.7044	78,204	12,714	184,903	275,821
Elmore	83	3,108	13,273	15,442	939	152,900	5,290,900	8,992,300	0.4200	1.4799	1.6246	59,989	78,300	146,089	284,378
Enosburgh	116	6,998	10,351	11,229	6,120	6,330,700	4,375,500	12,793,300	0.3900	1.3204	1.6108	66,958	57,774	206,074	330,806
Essex Town	49	1,388	2,183	2,300	1,270	144,000	1,935,200	2,812,400	0.5267	1.6179	1.7723	25,006	31,310	49,844	106,160
Fair Haven	12	733	1,283	1,326	690	192,000	209,200	851,200	1.0639	1.3359	1.4992	11,282	2,795	12,761	26,838
Fairfax	109	8,580	4,204	6,611	6,173	2,447,400	6,136,600	7,295,100	0.5968	1.4495	1.8253	80,160	88,950	133,157	302,267
Fairfield	196	13,888	16,981	16,282	14,587	14,494,726	9,133,650	25,516,903	0.6639	1.6290	1.8162	230,045	148,787	463,438	842,270
Fairlee	65	1,693	5,400	6,025	1,068	3,145,100	3,656,500	9,375,300	0.5987	2.0824	1.7492	78,021	76,143	163,993	318,157
Fayston	69	1,804	9,767	11,167	405	22,700	3,325,300	13,908,500	0.2816	1.6810	1.6758	48,530	55,898	233,079	337,507
Ferdinand	7	0	15,141	15,104	37	0	0	4,189,500	0.1200	1.0253	1.6692	5,027	0	69,931	74,958
Ferrisburgh	120	6,667	8,516	2,882	12,300	7,918,300	9,891,300	24,848,600	0.3224	1.7597	1.6165	112,001	174,057	401,678	687,736
Fletcher	128	6,354	10,671	13,957	3,068	1,845,970	4,522,500	13,998,720	0.8308	1.8786	1.8893	153,874	84,960	264,478	503,312
Franklin	73	7,765	3,596	4,641	6,721	6,324,600	3,866,500	8,765,600	0.3870	1.4750	1.6803	48,886	57,031	147,288	253,205
Georgia	80	5,309	4,930	5,218	5,021	1,781,600	5,188,610	8,861,100	0.3098	1.4715	1.7321	43,526	76,350	153,483	273,359
Glastenbury	1	0	985	985	0	0	0	581,200	0.8053	1.0684	1.7393	4,680	0	10,109	14,789
Glover	104	6,190	7,960	10,748	3,402	1,717,000	6,682,800	9,673,900	0.6302	1.3601	1.6474	103,080	90,893	159,368	353,341
Goshen	19	381	2,143	2,396	129	0	291,700	1,867,100	1.1987	1.5668	1.8323	25,878	4,570	34,211	64,659
Grafton	99	1,837	13,176	14,513	499	102,300	2,526,100	16,600,586	0.6659	1.6399	1.5178	127,365	41,426	251,964	420,755
Granby	29	256	20,866	21,046	75	0	158,000	4,026,850	0.4616	1.1318	1.5917	19,317	1,788	64,095	85,200
Grand Isle	47	665	2,780	822	2,623	2,408,100	3,304,100	11,777,666	0.3026	1.6126	1.6385	45,637	53,282	192,977	291,896
Granville	48	999	12,682	13,453	228	0	543,700	4,991,300	0.7540	1.8501	1.6525	41,734	10,059	82,481	134,274
Greensboro	150	3,947	12,896	13,839	3,004	1,096,100	5,579,600	16,969,400	0.6368	1.7542	1.6413	143,592	97,877	278,519	519,988
Groton	59	1,266	9,584	10,451	399	135,900	1,424,600	7,574,000	0.5147	1.5394	1.6002	46,316	21,930	121,199	189,445
Guildhall	85	1,986	13,156	14,142	999	646,200	1,379,198	5,342,853	0.7210	1.0960	1.5414	48,466	15,116	82,355	145,937
Guilford	140	5,800	7,009	11,166	1,643	751,030	4,353,365	6,347,810	0.7794	1.7434	1.6488	83,405	75,897	104,663	263,965
Halifax	106	3,678	9,624	12,500	803	155,700	3,669,900	9,917,100	0.9131	1.4486	1.5701	124,063	53,162	155,708	332,933
Hancock	19	0	1,966	1,842	124	0	0	1,529,500	0.7325	1.7046	1.5225	11,204	0	23,287	34,491
Hardwick	120	5,975	7,048	9,122	3,901	2,611,500	4,649,700	8,858,700	1.2854	1.8112	1.7078	173,637	84,215	151,289	409,141

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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	NonHS	Forest	Agricultural		Homestead	NonHS	Mun. Tax Rate	Ed. HS Tax Rate		Ed NonHS Tax Rate	Total HS Taxes Saved		Total NonHS Taxes Saved
Hartford	67	2,734	3,226	4,774	1,186	847,900	3,324,700	5,875,010	1.0117	1.6922	1.7086	93,073	56,261	100,380	249,714
Hartland	164	5,344	9,031	11,494	2,881	1,770,400	10,714,300	21,766,600	0.5415	1.7359	1.6156	175,884	185,990	351,661	713,535
Highgate	93	6,074	7,570	4,927	8,717	7,807,200	4,896,400	15,274,300	0.3687	1.3890	1.5823	74,369	68,011	241,685	384,065
Hinesburg	99	3,350	5,981	6,070	3,262	1,183,600	3,527,300	7,215,600	0.5442	1.5015	1.6653	58,463	52,962	120,161	231,586
Holland	86	4,038	6,639	6,267	4,411	5,620,100	2,723,336	10,511,508	0.9796	1.6183	1.7547	129,649	44,072	184,445	358,166
Hubbardton	42	1,459	5,233	6,250	442	48,600	922,700	2,896,400	0.7640	1.5563	1.7466	29,178	14,360	50,589	94,127
Huntington	101	4,315	6,386	9,182	1,519	3,942,400	6,842,400	14,123,500	0.8105	1.5730	1.7404	169,929	107,631	245,805	523,365
Hyde Park	122	4,196	6,590	7,910	2,875	1,452,500	3,553,300	8,331,800	0.7902	1.6189	1.6709	93,916	57,524	139,216	290,656
Ira	48	1,580	5,207	6,120	667	11,300	915,200	3,554,500	0.6427	1.4431	1.6759	28,727	13,207	59,570	101,504
Irasburg	58	3,079	9,250	6,112	6,217	4,142,100	878,200	7,131,840	0.5216	1.3154	1.6008	41,780	11,552	114,166	167,498
Isle La Motte	13	231	715	569	377	54,700	214,500	2,358,100	0.3445	1.5907	1.6162	8,863	3,412	38,112	50,387
Jamaica	60	2,336	8,489	10,657	168	57,400	1,826,200	6,773,300	0.4207	1.9865	1.6368	36,178	36,277	110,865	183,320
Jay	22	488	6,591	6,979	100	0	452,600	5,429,300	0.3103	1.5603	1.5889	18,252	7,062	86,266	111,580
Jericho	59	1,948	3,352	4,202	1,098	294,800	3,609,100	6,615,100	0.4710	1.5169	1.6784	48,156	54,746	111,028	213,930
Johnson	126	6,098	8,068	12,233	1,933	869,200	4,713,600	6,863,300	0.8232	1.5814	1.6322	95,301	74,541	112,023	281,865
Killington	25	5	10,127	10,108	24	0	8,100	9,656,713	0.4717	1.6998	1.6715	45,589	138	161,412	207,139
Kirby	62	2,639	6,144	7,331	1,451	745,900	1,710,200	3,979,300	0.6432	1.2232	1.5871	36,595	20,919	63,155	120,669
Landgrove	43	378	2,246	2,390	234	0	2,995,000	16,720,100	0.2417	1.6168	1.6418	47,651	48,423	274,511	370,585
Leicester	31	1,656	1,778	1,936	1,497	304,000	1,675,800	1,847,200	0.3364	1.3541	1.5835	11,851	22,692	29,250	63,793
Lemington	16	55	11,974	11,759	271	3,000	23,400	2,361,900	0.3634	1.3412	1.5059	8,668	314	35,568	44,550
Lewis	1	0	6,673	6,673	0	0	0	1,396,900	0.1200	1.0253	1.6692	1,676	0	23,317	24,993
Lincoln	107	3,990	6,083	8,027	2,046	816,100	6,387,900	9,060,900	0.6413	1.5702	1.5380	99,073	100,303	139,357	338,733
Londonderry	82	1,564	6,891	7,745	710	77,100	2,930,100	13,330,900	0.4012	1.6130	1.6380	65,239	47,263	218,360	330,862
Lowell	76	1,152	13,401	13,887	666	76,700	648,700	6,675,050	0.0337	1.4533	1.6645	2,468	9,428	111,106	123,002
Ludlow	44	835	3,262	3,753	344	0	1,307,900	4,971,200	0.3068	1.7301	1.6913	19,264	22,628	84,078	125,970
Lunenburg	94	2,962	10,945	12,761	1,145	683,800	1,614,400	7,126,600	0.5461	1.3125	1.5733	47,735	21,189	112,123	181,047
Lyndon	94	3,326	4,260	5,485	2,101	231,000	3,372,420	5,359,500	0.4412	1.3544	1.6235	38,525	45,676	87,011	171,212
Maidstone	44	2,044	7,535	8,916	663	316,100	607,500	3,215,200	0.3423	1.1726	1.6491	13,085	7,124	53,022	73,231
Manchester	54	293	8,320	7,652	961	868,380	2,256,000	29,989,695	0.2935	1.5371	1.5609	94,641	34,677	468,109	597,427
Marlboro	105	2,490	11,225	13,186	528	0	2,231,100	10,233,300	0.4300	1.9720	1.6101	53,597	43,997	164,766	262,360
Marshfield	97	3,943	10,303	12,721	1,525	89,700	3,447,200	7,595,600	0.7662	1.8870	1.8174	84,610	65,049	138,042	287,701

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		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS	Mun. Tax Rate	Ed. HS Tax Rate		Ed NonHS Tax Rate	Total HS Taxes Saved		Total NonHS Taxes Saved
Mendon	16	198	1,707	1,887	18	0	243,900	1,677,400	0.5435	1.5092	1.6988	10,442	3,681	28,496	42,619
Middlebury	90	2,504	7,212	3,429	6,287	4,595,300	3,299,000	12,917,600	0.8021	1.6261	1.5797	130,073	53,645	204,059	387,777
Middlesex	101	4,606	5,667	9,547	726	19,700	7,328,160	6,688,100	0.5245	1.7951	1.6456	73,515	131,548	110,059	315,122
Middletown Springs	70	2,159	5,513	6,360	1,312	351,000	1,875,100	4,922,700	0.8070	1.6326	1.6355	54,858	30,613	80,511	165,982
Milton	69	4,220	5,181	6,876	2,525	1,647,581	3,724,320	8,113,146	0.5752	1.5330	1.7097	68,089	57,094	138,710	263,893
Monkton	95	5,806	6,936	8,041	4,701	862,700	5,075,300	7,196,600	0.3937	1.7294	1.6939	48,314	87,772	121,903	257,989
Montgomery	93	5,799	14,870	19,063	1,606	398,400	6,019,133	10,053,500	0.7614	1.3137	1.5745	122,377	79,073	158,292	359,742
Montpelier	15	290	935	1,073	151	0	521,600	2,695,400	1.1769	1.7257	1.8743	37,861	9,001	50,520	97,382
Moretown	124	4,353	11,978	15,388	944	352,800	4,904,700	10,210,137	0.5000	1.7214	1.7160	75,574	84,430	175,206	335,210
Morgan	49	2,558	7,012	8,155	1,415	498,000	1,046,400	5,462,300	0.3512	1.3488	1.6431	22,859	14,114	89,751	126,724
Morristown	140	5,677	7,197	9,538	3,336	1,931,900	14,174,300	20,129,900	0.9349	1.4887	1.6342	320,710	211,013	328,963	860,686
Mount Holly	88	3,188	8,143	10,349	983	55,000	4,200,680	9,386,920	0.3756	1.5524	1.5175	51,035	65,211	142,447	258,693
Mount Tabor	3	0	361	350	11	0	0	346,800	0.4300	1.5107	1.5937	1,491	0	5,527	7,018
New Haven	148	7,281	8,723	5,385	10,620	4,697,500	9,929,900	17,891,800	0.5060	1.7775	1.7410	140,778	176,504	311,496	628,778
Newark	74	3,166	8,090	10,649	607	126,300	2,138,100	7,526,500	0.6792	1.3613	1.5891	65,642	29,106	119,604	214,352
Newbury	188	6,653	12,258	14,836	4,075	1,372,500	8,413,100	15,572,600	0.2800	0.0000	0.0000	67,160	0	0	67,160
Newfane	93	3,077	10,007	12,640	444	2,200	3,387,400	12,618,000	0.6496	1.9510	1.6808	103,971	66,088	212,083	382,142
Newport City	2	0	157	64	92	0	0	1,150,500	1.3304	1.5209	1.6822	15,306	0	19,354	34,660
Newport Town	72	4,262	7,163	5,911	5,514	2,832,000	2,965,600	7,496,710	0.5472	1.4933	1.4977	57,250	44,285	112,278	213,813
North Hero	30	698	1,612	1,053	1,258	902,000	832,600	4,180,766	0.3108	1.6868	1.7139	15,582	14,044	71,654	101,280
Northfield	157	4,778	11,488	15,069	1,197	7,500	4,620,200	9,614,200	1.0443	1.5149	1.7177	148,650	69,991	165,143	383,784
Norton	15	0	14,845	14,462	383	834,300	0	3,256,804	0.4600	1.3356	1.7328	14,981	0	56,434	71,415
Norwich	152	6,735	7,343	12,032	2,046	531,008	15,626,800	21,245,908	0.5382	1.8185	1.7290	198,449	284,173	367,342	849,964
Orange	55	2,083	10,093	11,386	789	299,400	2,007,568	9,636,388	0.5380	1.4195	1.6468	62,644	28,497	158,692	249,833
Orleans ID	4	0	335	54	281	0	0	268,400	0.3231	1.3913	1.7142	867	0	4,601	5,468
Orwell	108	9,770	7,338	5,409	11,700	4,659,600	7,098,300	10,532,200	0.4381	1.4206	1.5944	77,239	100,838	167,925	346,002
Panton	44	1,150	5,263	698	5,715	3,543,200	1,201,800	8,565,600	0.6083	1.9005	1.7458	59,415	22,840	149,538	231,793
Pawlet	124	6,149	10,743	10,753	6,138	4,491,790	6,728,389	15,543,218	0.5520	1.3872	1.5312	122,939	93,336	237,998	454,273
Peacham	151	4,685	11,005	12,807	2,883	1,540,100	4,875,700	12,669,777	0.6275	1.9483	1.6308	110,098	94,993	206,619	411,710
Peru	35	595	1,867	2,208	253	0	1,729,000	6,366,600	0.2631	1.5423	1.5661	21,300	26,666	99,707	147,673
Pittsfield	29	411	1,263	1,519	156	212,800	498,700	1,780,800	0.5635	1.5705	1.5052	12,845	7,832	26,805	47,482

Current Use Appraisal Program
Participant Tax Savings - Tax Year 2020

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 HS Taxes Saved	Total NonHS Taxes Saved	Total Taxes Saved
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS Tax Rate	Ed NonHS Tax Rate		Total HS Taxes Saved	Total NonHS Taxes Saved			
Pittsford	83	3,209	7,945	8,907	2,246	597,700	2,453,600	5,261,500	0.6343	1.4313	1.6739	48,937	35,118	88,072	172,127		
Plainfield	65	2,195	3,397	4,425	1,168	98,900	4,307,700	5,352,500	0.7826	1.8008	1.7343	75,601	77,573	92,828	246,002		
Plymouth	55	549	8,296	8,742	103	0	465,390	6,821,103	0.5200	1.6693	1.6415	37,890	7,769	111,968	157,627		
Pomfret	170	4,003	13,543	13,803	3,743	694,300	16,114,690	56,807,235	0.3650	1.5735	1.5472	266,165	253,565	878,922	1,398,652		
Poultney	65	2,180	6,033	5,839	2,373	408,200	1,355,397	4,722,706	0.3577	1.5072	1.6587	21,741	20,429	78,336	120,506		
Pownal	80	3,613	6,779	7,710	2,682	662,700	2,276,800	5,346,300	0.6094	1.4329	1.6108	46,455	32,624	86,118	165,197		
Proctor	14	0	1,704	1,293	411	71,180	0	1,006,178	1.0486	1.5021	1.6531	10,551	0	16,633	27,184		
Putney	83	3,792	3,383	5,355	1,821	2,205,200	5,891,200	8,907,100	0.7734	1.7560	1.6607	114,450	103,449	147,920	365,819		
Randolph	190	7,314	7,846	9,257	5,904	2,310,997	10,259,376	14,093,483	0.7910	1.5576	1.5737	192,631	159,800	221,789	574,220		
Reading	97	1,633	11,665	12,182	1,116	723,100	4,734,355	20,907,077	0.5084	1.5705	1.5443	130,361	74,353	322,868	527,582		
Readsboro	50	1,432	3,051	4,394	88	0	1,554,935	3,399,075	0.9053	1.3906	1.5071	44,849	21,623	51,227	117,699		
Richford	94	3,302	13,037	12,311	4,028	1,508,400	3,056,000	8,197,200	0.9358	1.1761	1.4347	105,307	35,942	117,605	258,854		
Richmond	91	3,779	6,005	8,146	1,638	1,197,000	4,251,600	7,231,100	0.7297	1.6435	1.8184	83,789	69,875	131,490	285,154		
Ripton	40	1,267	2,464	3,636	96	0	2,356,000	4,171,700	0.5592	1.8748	1.8212	36,503	44,170	75,975	156,648		
Rochester	100	2,290	11,963	12,851	1,402	785,500	2,064,300	8,521,319	0.5677	1.5155	1.4815	60,095	31,284	126,243	217,622		
Rockingham	113	4,038	8,707	11,391	1,354	236,300	4,252,100	9,042,500	1.0987	1.8485	1.6633	146,068	78,600	150,404	375,072		
Roxbury	97	1,937	9,760	11,098	599	0	806,000	3,373,200	0.9923	1.6095	1.6673	41,470	12,973	56,241	110,684		
Royalton	111	4,388	6,978	9,336	2,030	687,900	3,520,999	6,503,575	0.7357	1.6409	1.6411	73,751	57,776	106,730	238,257		
Rupert	99	4,277	13,043	13,998	3,322	1,653,400	5,216,300	18,796,300	0.4509	1.4782	1.6316	108,273	77,107	306,680	492,060		
Rutland City	3	133	163	163	133	0	380,700	785,100	1.7637	1.5147	1.6978	20,561	5,766	13,329	39,656		
Rutland Town	34	1,594	1,974	1,872	1,696	561,800	1,501,600	3,914,800	0.2010	1.5138	1.6321	10,887	22,731	63,893	97,511		
Ryegate	85	5,023	4,705	7,215	2,513	2,898,200	2,440,192	6,040,970	0.5698	1.5623	1.6239	48,326	38,123	98,099	184,548		
Salisbury	43	1,267	6,163	2,801	4,628	2,977,800	1,642,900	13,819,200	0.3541	1.7964	1.7451	54,751	29,513	241,159	325,423		
Sandgate	59	894	17,834	18,164	563	0	630,475	10,870,087	0.5908	1.4585	1.4789	67,945	9,195	160,758	237,898		
Searsburg	4	0	629	619	10	0	0	523,800	0.0000	1.2698	1.6164	0	0	8,467	8,467		
Shaftsbury	65	3,146	5,016	6,228	1,934	418,400	4,558,500	4,668,400	0.4449	1.3535	1.5177	41,050	61,699	70,852	173,601		
Shaftsbury ID	2	0	346	128	219	106,200	0	463,800	0.4449	1.4483	1.5360	2,063	0	7,124	9,187		
Sharon	128	3,647	11,242	13,752	1,138	6,900	3,576,600	10,274,800	0.7672	1.5258	1.5900	106,268	54,572	163,369	324,209		
Sheffield	52	2,124	6,384	7,980	529	0	1,507,713	3,084,130	0.7123	1.5156	1.7288	32,708	22,851	53,318	108,877		
Shelburne	50	1,141	2,557	1,124	2,573	510,800	8,105,235	24,475,980	0.4644	1.5842	1.7570	151,307	128,403	430,043	709,753		
Sheldon	87	8,023	6,192	5,268	8,948	12,262,800	5,562,438	16,970,418	0.4150	1.4071	1.6863	93,511	78,269	286,172	457,952		

Current Use Appraisal Program Participant Tax Savings - Tax Year 2020

Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		Mun. Tax Rate	School Tax Rate		Total Mun Taxes Saved	School Taxes Saved		Total Taxes Saved
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS		Ed. HS	Ed NonHS		Total HS Taxes Saved	Total NonHS Taxes Saved	
										Tax Rate	Tax Rate				
Shoreham	125	7,569	11,586	4,084	15,071	8,529,500	5,078,700	17,364,750	0.5152	1.7143	1.6653	115,629	87,064	289,175	491,868
Shrewsbury	96	3,055	8,633	10,459	1,229	218,000	3,062,400	8,487,000	0.2981	1.5755	1.5922	34,429	48,248	135,130	217,807
South Burlington	10	286	526	177	634	216,200	599,807	3,225,200	0.5535	1.6337	1.8105	21,171	9,799	58,392	89,362
South Hero	46	1,287	2,704	1,538	2,453	1,679,070	7,052,900	16,608,692	0.4137	1.6981	1.6506	97,888	119,765	274,143	491,796
Springfield	150	5,480	8,035	10,814	2,701	752,400	4,264,056	7,559,800	2.0214	1.7704	1.6629	239,007	75,491	125,712	440,210
St. Albans Town	90	4,052	7,147	2,657	8,543	5,120,200	6,812,310	17,863,417	0.3889	1.4435	1.6093	95,964	98,336	287,476	481,776
St. George	8	326	519	669	177	15,500	511,400	1,071,299	0.2926	1.6579	1.8387	4,631	8,479	19,698	32,808
St. Johnsbury	88	3,663	4,028	5,661	2,030	235,600	3,986,000	5,262,200	0.9456	1.4562	1.6728	87,451	58,044	88,026	233,521
Stamford	18	580	2,672	3,229	24	0	286,100	1,142,000	0.7934	1.4628	1.7168	11,331	4,185	19,606	35,122
Stannard	32	793	2,382	2,853	322	4,700	658,300	2,108,100	0.8262	1.7910	1.7788	22,856	11,790	37,499	72,145
Starksboro	136	6,358	10,741	14,680	2,420	2,246,900	6,010,300	11,914,600	0.6206	1.7544	1.7184	111,242	105,445	204,740	421,427
Stockbridge	69	858	15,662	16,008	512	18,400	536,100	8,278,904	0.5284	1.5814	1.5459	46,578	8,478	127,984	183,040
Stowe	122	1,470	10,617	10,717	1,369	339,100	12,073,300	70,363,850	0.4350	1.6320	1.7916	358,602	197,036	1,260,639	1,816,277
Stratford	170	6,311	11,146	15,157	2,300	371,200	6,217,110	12,895,900	0.7210	1.6482	1.6016	137,805	102,470	206,541	446,816
Stratton	17	317	2,113	2,394	35	0	873,200	3,298,900	0.2000	1.6459	1.6965	8,344	14,372	55,966	78,682
Sudbury	39	1,306	5,018	4,563	1,761	610,300	1,249,824	4,765,870	0.3522	1.2474	1.4588	21,187	15,590	69,525	106,302
Sunderland	28	420	1,464	1,725	159	0	1,980,000	2,821,200	0.4340	1.1695	1.6448	20,837	23,156	46,403	90,396
Sutton	59	3,815	4,253	5,456	2,612	3,832,400	3,267,272	7,062,900	0.7096	1.3992	1.5120	73,303	45,716	106,791	225,810
Swanton	91	4,967	8,803	3,685	10,086	6,453,400	3,273,100	13,555,800	0.1493	1.4183	1.6157	25,126	46,422	219,021	290,569
Theford	157	5,265	7,498	10,817	1,946	2,721,302	7,184,074	14,632,691	0.8088	1.9808	1.7684	176,454	142,302	258,765	577,521
Tinmouth	70	1,998	8,123	7,958	2,163	1,086,700	1,725,500	7,379,300	0.7355	1.6414	1.6589	66,966	28,322	122,415	217,703
Topsham	124	2,798	11,974	13,766	1,005	98,100	2,147,474	9,040,810	0.7111	1.4866	1.5838	79,560	31,924	143,188	254,672
Townshend	101	813	12,922	13,204	531	314,600	968,000	12,709,500	0.4700	1.9670	1.6377	64,284	19,041	208,143	291,468
Troy	71	1,839	7,217	5,400	3,655	2,852,000	1,383,700	8,709,800	0.2077	1.5021	1.6262	20,964	20,785	141,639	183,388
Tunbridge	212	7,120	11,612	14,973	3,759	199,800	11,710,800	20,274,600	0.7817	1.5615	1.5925	250,030	182,864	322,873	755,767
Underhill	96	4,125	4,609	8,083	651	42,000	5,470,900	5,844,900	0.4764	1.5275	1.6900	53,908	83,568	98,779	236,255
Vergennes	2	0	48	0	48	0	0	188,900	0.9259	1.8458	1.6957	1,749	0	3,203	4,952
Vernon	43	1,307	3,386	3,198	1,495	1,515,900	1,347,740	5,741,400	0.5092	1.4931	1.5582	36,098	20,123	89,462	145,683
Vershire	122	3,441	12,273	14,200	1,515	325,600	2,905,200	9,715,000	0.8588	2.0559	1.7270	108,382	59,728	167,778	335,888
Victory	16	885	3,411	4,227	69	0	392,700	1,529,800	0.1424	1.8071	1.5686	2,738	7,096	23,996	33,830
Waitsfield	74	1,768	5,704	5,767	1,705	927,200	7,082,700	16,137,500	0.4535	1.6509	1.6458	105,304	116,928	265,591	487,823

Current Use Appraisal Program Participant Tax Savings - Tax Year 2020

Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		School Tax Rate			Total HS Taxes Saved		Total NonHS Taxes Saved	
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS	Mun. Tax Rate	Ed. HS Tax Rate	Ed NonHS Tax Rate	Total HS Taxes Saved	Total NonHS Taxes Saved		
Walden	86	4,863	3,917	6,902	1,878	394,200	4,017,900	4,157,400	0.5761	1.4600	1.5518	47,098	58,661	64,515	170,274
Wallingford	77	2,158	4,694	5,689	1,163	339,000	3,065,000	6,897,500	0.3972	1.5713	1.5880	39,571	48,160	109,532	197,263
Waltham	26	1,328	1,331	1,011	1,648	1,026,700	828,600	1,953,400	0.3000	1.7231	1.5829	8,346	14,278	30,920	53,544
Wardsboro	43	1,393	4,059	5,115	337	31,080	1,594,809	3,551,533	0.6097	1.6560	1.6545	31,377	26,410	58,760	116,547
Warners Grant	1	0	1,607	1,607	0	0	0	468,900	0.1200	1.0253	1.6692	563	0	7,827	8,390
Warren	85	1,589	5,626	6,128	1,087	351,300	3,770,000	15,471,547	0.4100	1.6814	1.6761	78,890	63,389	259,319	401,598
Warren Gore	3	0	5,211	5,211	0	0	0	2,087,000	0.1200	1.0253	1.6692	2,504	0	34,836	37,340
Washington	122	4,732	9,251	12,199	1,783	649,531	3,343,100	8,203,631	0.6920	1.4112	1.6372	79,903	47,178	134,310	261,391
Waterbury	76	3,116	3,890	6,186	820	64,900	9,481,200	11,233,500	0.5100	1.7368	1.7314	105,645	164,669	194,497	484,811
Waterford	55	1,494	6,321	7,047	768	840,600	759,576	4,572,916	0.5030	1.6407	1.6401	26,822	12,462	75,000	114,284
Waterville	55	3,682	2,772	5,671	784	208,300	2,641,439	2,241,000	0.6070	1.6348	1.6874	29,636	43,182	37,815	110,633
Weathersfield	112	4,886	5,153	8,288	1,751	186,200	4,729,400	6,568,400	0.6344	1.7879	1.7330	71,673	84,557	113,830	270,060
Wells	29	1,154	1,789	2,392	550	247,200	879,500	1,555,500	0.4683	1.5068	1.6704	11,403	13,252	25,983	50,638
Wells River	5	121	207	157	170	5,000	168,500	321,200	0.2800	1.5115	1.5711	1,371	2,547	5,046	8,964
West Fairlee	73	2,389	6,997	8,501	886	187,400	1,663,200	4,047,700	0.8784	1.9178	1.6109	50,165	31,897	65,204	147,266
West Haven	35	1,248	9,374	7,756	2,865	1,008,200	762,400	6,998,700	0.8896	1.4924	1.6749	69,043	11,378	117,221	197,642
West Rutland	32	984	3,134	3,452	666	152,600	534,200	1,542,500	0.6836	1.3783	1.5168	14,196	7,363	23,397	44,956
West Windsor	90	3,006	3,726	5,391	1,341	26,200	7,639,950	10,268,300	0.4916	1.5509	1.6653	88,037	118,488	170,998	377,523
Westfield	42	1,822	10,654	11,094	1,382	879,500	1,429,000	4,413,200	0.9325	1.4788	1.5515	54,479	21,132	68,471	144,082
Westford	121	6,307	7,387	11,353	2,341	935,400	5,575,200	7,512,400	0.7044	1.6271	1.7824	92,189	90,714	133,901	316,804
Westminster	134	3,810	8,962	10,674	2,098	2,125,100	4,306,000	10,635,300	0.7039	1.7779	1.6602	105,172	76,556	176,567	358,295
Westmore	41	5,452	6,236	10,978	710	268,300	3,955,500	6,229,362	0.4730	1.2089	1.4827	48,174	47,818	92,363	188,355
Weston	72	1,039	5,344	5,790	593	24,490	3,972,268	12,349,417	0.5298	1.6564	1.6820	86,472	65,797	207,717	359,986
Weybridge	46	1,251	5,598	2,035	4,814	3,088,600	1,719,131	8,988,731	0.4761	1.7419	1.6921	50,980	29,946	152,098	233,024
Wheelock	85	1,570	10,947	11,958	559	106,800	1,127,600	7,364,300	0.6447	1.4345	1.6363	54,747	16,175	120,502	191,424
Whiting	48	2,071	3,890	1,207	4,754	2,234,100	1,644,400	5,277,900	0.6813	1.3398	1.5669	47,162	22,032	82,699	151,893
Whitingham	62	1,960	3,532	4,863	628	1,034,700	2,148,800	5,295,100	0.7660	1.7762	1.5468	57,020	38,167	81,905	177,092
Williamstown	105	4,335	5,582	7,672	2,245	1,240,400	2,568,600	5,711,100	0.6224	1.3842	1.5695	51,533	35,555	89,636	176,724
Williston	47	608	3,848	2,213	2,243	1,070,490	1,429,715	10,394,860	0.2744	1.5818	1.7543	32,447	22,615	182,357	237,419
Wilmington	46	1,524	2,791	3,844	471	10,000	2,089,090	4,600,750	0.5809	2.1112	1.8385	38,861	44,105	84,585	167,551
Windham	53	1,470	9,645	10,828	286	220,000	1,405,000	6,667,300	0.8100	1.7586	1.5925	65,386	24,708	106,177	196,271

Current Use Appraisal Program
Participant Tax Savings - Tax Year 2020

Town Name	Total Parcels	Total Enrolled Acres		Enrolled Acres		Enrolled Farm Bldg Value	Total Exempt Reduction		School Tax Rate			Total Mun Taxes		Total NonHS Taxes		Total State Ed Taxes	
		Homestead	NonHS	Forest	Agricultural		Homestead	NonHS	Mun. Tax Rate	Ed. HS Tax Rate	Ed NonHS Tax Rate	Saved	Amount	Saved	Saved	Saved	Saved
Windsor	40	1,567	1,621	2,442	745	117,560	2,534,309	1,982,002	1.6059	1.4935	1.6036	72,527	37,850	31,783	142,160		
Winhall	25	303	1,921	2,037	187	0	773,300	4,457,300	0.4887	1.7725	1.6794	25,562	13,707	74,856	114,125		
Wolcott	124	3,515	9,175	11,234	1,456	76,800	4,088,850	10,085,650	0.8307	1.6757	1.7045	117,748	68,517	171,910	358,175		
Woodbury	72	2,380	11,473	13,289	564	0	2,168,400	4,819,600	0.5330	1.6915	1.6011	37,246	36,678	77,167	151,091		
Woodford	6	33	629	644	19	0	40,400	536,500	0.1817	1.4298	1.6152	1,048	578	8,666	10,292		
Woodstock	187	3,203	13,344	13,598	2,949	1,303,600	10,161,250	49,578,800	0.5500	1.7508	1.7217	328,570	177,903	853,598	1,360,071		
Worcester	87	3,338	7,160	9,985	514	700	3,538,176	4,935,362	0.6114	1.7697	1.6223	51,807	62,615	80,066	194,488		

**Homestead and
Nonhomestead Totals**

Program Acreage		Exempt Reduction		School Taxes Saved	
Homestead	Nonhomestead	Homestead	Nonhomestead	Homestead	Nonhomestead
725,595	1,806,145	\$818,649,625	\$2,186,285,017	\$13,003,276	\$35,720,222

STATE TOTALS

Total No. Parcels	19,258	Total Acreage	2,531,732	Total Forest	1,984,727	Total Agricultural	547,021	Total Enrolled Farm Bldg Value	\$305,068,797	Total Reduction Amount	\$3,004,931,242	Total Mun Tax Saved	\$17,328,532	Total State Ed Tax Saved	\$48,723,498	Total Taxes Saved	\$66,052,030
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Equalization Study Based on 2020 Grand Lists

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

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

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

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

Figure 1. Change in CLA

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

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

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

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

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

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

Figure 2. Equalized Education Grand List

<p style="text-align: center;">Equalized Education Grand List Effective January 1, 2021 Addison</p>						
Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Addison	2006	803	2,069,917	98.91	10.2	2,092,720
Bridport	2010	657	1,450,842	92.13	11.5	1,574,820
Bristol	2018	1,564	3,391,468	92.25	9.5	3,676,250
Cornwall	2009	616	2,150,193	93.59	17.5	2,297,370
Ferrisburgh	2013	1,553	5,404,151	98.22	16.2	5,502,310
Goshen	2009	140	266,074	93.38	9.5	284,930
Granville	2008	312	403,598	95.92	8.3	420,780
Hancock	2016	255	340,384	105.25	8.5	323,400
Leicester	2020	772	1,832,446	96.90	4.6	1,891,040
Lincoln	2010	723	1,781,455	106.60	12.7	1,671,230
Middlebury	2019	2,758	9,640,210	100.00	7.2	9,640,110
Monkton	2017	963	2,559,480	93.09	10.9	2,749,370
New Haven	2013	892	2,911,178	91.42	11.8	3,184,340
Orwell	2011	741	1,489,343	98.70	6.6	1,508,990
Panton	2012	325	1,039,889	97.24	13.4	1,069,420
Ripton	2011	402	654,364	89.78	12.3	728,890
Salisbury	2012	750	1,955,656	87.88	12.7	2,225,280
Shoreham	2007	722	1,464,767	98.30	11.4	1,490,100
Starksboro	2016	918	1,691,686	93.07	15.2	1,817,640
Vergennes	2007	966	2,291,053	91.79	11.6	2,495,980
Waltham	2019	224	541,767	97.03	8.0	558,360
Weybridge	2006	388	1,349,415	96.62	21.0	1,396,580
Whiting	2012	214	375,036	105.29	14.4	356,180
County Totals		17,658	47,054,372			48,956,090

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

Bennington

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Arlington	2006	1,375	3,160,470	107.36	14.3	2,943,800
Bennington	2008	5,303	9,477,701	93.80	15.6	10,103,930
Dorset	2006	1,483	7,023,677	103.02	17.1	6,817,750
Glastenbury	2008	9	33,840	95.11	3.7	35,580
Landgrove	2020	200	979,790	98.41	5.7	995,620
Manchester	2013	2,834	11,836,925	100.22	13.5	11,811,160
North Bennington	2008	418	710,166	93.59	15.6	758,790
Peru	2015	731	2,141,293	100.91	11.8	2,121,890
Pownal	2011	1,708	2,729,223	103.78	14.5	2,629,800
Readsboro	2010	699	1,049,626	108.23	24.6	969,830
Rupert	2019	550	1,347,221	103.67	8.0	1,299,550
Sandgate	2006	346	641,351	102.22	16.6	627,450
Searsburg	2010	161	432,746	101.19	13.3	427,670
Shaftsbury	2010	1,486	3,468,892	103.98	13.5	3,335,980
Shaftsbury ID	2010	291	602,469	102.20	13.5	589,500
Stamford	2010	691	968,469	92.07	23.7	1,051,870
Sunderland	2017	677	1,508,319	98.80	20.1	1,526,580
Winhall	2010	1,883	6,977,367	98.24	15.1	7,102,320
Woodford	2020	457	571,115	100.93	6.9	565,840
County Totals		21,302	55,660,660			55,714,910

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

Caledonia

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Barnet	2020	1,112	2,440,337	99.59	5.6	2,450,340
Burke	2015	1,254	2,680,250	93.70	15.9	2,860,340
Danville	2006	1,524	3,033,098	98.65	18.1	3,074,700
Groton	2019	748	1,288,777	101.17	13.1	1,273,880
Hardwick	2016	1,470	1,885,411	94.15	11.9	2,002,570
Kirby	2019	350	578,785	102.26	5.8	566,010
Lyndon	2011	2,235	3,718,315	96.61	13.6	3,848,720
Newark	2020	703	912,283	100.90	3.9	904,160
Peacham	2019	672	1,370,392	103.62	10.2	1,322,560
Ryegate	2009	740	1,328,238	100.42	16.0	1,322,670
Sheffield	2012	506	570,359	92.02	16.8	619,840
St. Johnsbury	2020	2,860	5,026,783	99.06	5.8	5,074,500
Stannard	2007	171	180,881	90.45	14.1	199,980
Sutton	2009	594	1,011,262	108.33	22.9	933,480
Walden	2014	732	951,465	96.72	20.3	983,770
Waterford	2005	817	1,871,258	97.39	16.9	1,921,390
Wheelock	2013	573	629,329	98.85	11.8	636,680
County Totals		17,061	29,477,223			29,995,590

Equalized Education Grand List Effective January 1, 2021 Chittenden						
Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bolton	2016	756	1,288,800	89.61	10.7	1,438,240
Buels Gore	2006	26	30,670	92.63	9.6	33,110
* Burlington	2005	10,437	37,844,462	72.12	12.1	52,471,460
Charlotte	2016	1,778	9,287,752	94.99	12.0	9,777,870
Colchester	2011	6,952	21,978,244	86.24	10.4	25,485,970
Essex Town	2006	7,847	26,818,433	89.05	7.7	30,116,750
Hinesburg	2017	1,992	6,270,402	93.90	10.7	6,677,890
Huntington	2015	906	2,160,937	89.88	10.7	2,404,130
Jericho	2016	2,085	6,774,506	93.09	7.2	7,277,010
* Milton	2006	4,403	11,753,653	91.57	9.9	12,836,120
Richmond	2008	1,720	4,732,091	85.65	15.2	5,525,040
Shelburne	2011	2,923	15,647,905	91.47	12.4	17,106,390
* South Burlington	2006	7,648	30,650,578	86.10	8.3	35,597,280
St. George	2018	353	804,184	84.80	15.1	948,320
Underhill	2014	1,326	4,000,573	89.37	11.2	4,476,550
Westford	2009	940	2,486,995	89.80	11.1	2,769,630
Williston	2016	4,198	20,551,243	92.03	8.3	22,330,200
* Winooski	2007	1,782	5,700,516	79.57	12.0	7,163,930
County Totals		58,072	208,781,944			244,435,890

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

**Equalized Education Grand List
Effective January 1, 2021
Essex**

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bloomfield	2014	260	301,842	104.02	8.1	290,190
Brighton	2009	1,053	1,397,231	108.09	16.3	1,292,670
Brunswick	2011	126	121,101	94.67	6.6	127,920
Canaan	2008	657	897,799	108.02	14.8	831,160
Concord	2019	1,004	1,160,039	98.22	9.6	1,181,020
East Haven	2010	226	259,624	92.62	14.6	280,310
* Essex County Unified UTG	2016	437	659,374	97.28	18.7	677,840
Granby	2010	135	190,207	99.80	10.3	190,600
Guildhall	2009	269	363,270	103.80	19.4	349,960
Lemington	2020	131	175,555	104.00	9.3	168,810
Lunenburg	2017	979	1,082,289	100.20	19.9	1,080,100
Maidstone	2019	363	662,284	94.99	5.0	697,190
Norton	2014	271	311,838	90.40	8.9	344,960
Victory	2010	140	185,162	101.12	9.5	183,100
County Totals		6,051	7,767,615			7,695,830

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

<p align="center">Equalized Education Grand List Effective January 1, 2021 Franklin</p>						
Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bakersfield	2009	704	1,183,152	93.03	13.3	1,271,860
Berkshire	2008	732	1,307,916	102.30	13.8	1,278,460
Enosburgh	2007	1,304	2,132,872	97.31	13.8	2,191,740
Fairfax	2005	1,933	4,585,487	85.93	9.6	5,336,090
Fairfield	2008	1,020	1,810,789	87.55	18.6	2,068,290
Fletcher	2005	721	1,250,474	86.34	18.4	1,448,330
Franklin	2012	960	1,600,019	96.10	11.8	1,664,870
Georgia	2006	2,116	6,015,711	89.80	10.2	6,698,870
Highgate	2008	1,707	4,075,613	97.41	11.4	4,184,000
Montgomery	2014	938	1,628,269	101.36	13.7	1,606,460
Richford	2006	1,112	1,656,043	112.34	18.5	1,474,200
Sheldon	2009	905	2,372,328	94.20	15.9	2,518,460
* St. Albans City	2011	2,247	5,102,868	89.23	13.5	5,718,810
St. Albans Town	2008	3,281	9,097,270	95.02	10.7	9,573,870
Swanton	2007	3,288	6,643,812	98.39	9.9	6,752,210
County Totals		22,968	50,462,623			53,786,520

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

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

Grand Isle

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Alburgh	2011	1,820	2,838,938	101.67	18.5	2,792,380
Grand Isle	2008	1,290	4,365,969	95.41	16.0	4,576,040
Isle La Motte	2018	869	1,266,055	97.11	6.0	1,303,770
North Hero	2014	1,061	3,030,787	92.86	16.0	3,263,870
South Hero	2019	1,226	4,861,786	97.28	9.1	4,997,600
County Totals		6,266	16,363,535			16,933,660

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

Lamoille

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Belvidere	2008	276	309,592	91.61	22.3	337,950
Cambridge	2017	1,986	5,099,177	91.65	12.5	5,564,050
Eden	2014	875	1,289,722	93.09	16.1	1,385,530
Elmore	2012	638	1,617,953	99.36	17.8	1,628,360
Hyde Park	2018	1,488	2,767,550	92.65	10.9	2,987,160
Johnson	2020	1,329	2,318,446	99.25	5.5	2,335,900
Morristown	2007	2,420	6,468,327	94.39	14.3	6,852,980
Stowe	2012	3,865	22,435,287	87.51	15.9	25,638,210
Waterville	2010	377	546,052	91.97	18.8	593,750
Wolcott	2014	953	1,536,257	94.21	13.0	1,630,680
County Totals		14,207	44,388,363			48,954,570

Equalized Education Grand List
Effective January 1, 2021
 Orange

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Bradford	2018	1,273	2,255,328	95.74	10.2	2,355,630
Braintree	2020	693	1,086,521	101.13	8.4	1,074,380
Brookfield	2007	868	1,628,842	100.86	14.6	1,614,990
Chelsea	2016	780	1,291,474	97.84	11.9	1,319,950
Corinth	2017	999	1,496,221	102.41	13.4	1,460,970
Fairlee	2011	668	2,108,058	91.51	11.8	2,303,640
Newbury	2018	1,379	1,995,907	100.32	13.8	1,989,450
Orange	2009	609	1,014,232	96.36	15.5	1,052,530
Randolph	2006	2,059	4,504,371	100.95	11.1	4,462,110
Strafford	2014	683	1,858,313	97.67	17.0	1,902,570
Thetford	2012	1,398	3,543,427	92.18	9.4	3,843,990
Topsham	2008	841	1,092,143	100.72	14.2	1,084,380
Tunbridge	2010	869	1,632,773	103.22	15.3	1,581,820
Vershire	2005	497	695,620	91.33	12.4	761,680
Washington	2019	684	1,047,695	97.85	8.0	1,070,730
Wells River	2018	182	275,479	101.56	13.8	271,240
West Fairlee	2013	423	709,658	101.71	12.9	697,740
Williamstown	2019	1,603	3,659,563	101.37	10.0	3,610,020
County Totals		16,508	31,895,625			32,457,820

Equalized Education Grand List

Effective January 1, 2021

Orleans

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Albany	2008	646	1,013,680	106.49	14.8	951,900
Barton	2012	1,203	1,575,287	93.72	16.3	1,680,930
Brownington	2008	670	849,831	107.97	14.1	787,130
Charleston	2019	738	1,114,820	98.66	6.9	1,129,920
Coventry	2008	584	1,246,473	97.08	14.5	1,284,000
Craftsbury	2018	759	1,376,992	97.44	9.6	1,413,120
Derby	2020	2,561	5,284,489	99.43	7.0	5,314,540
Glover	2017	864	1,420,821	98.56	19.1	1,441,620
Greensboro	2014	892	2,503,144	95.66	15.0	2,616,810
Holland	2006	510	574,138	89.09	12.8	644,480
Irasburg	2006	670	1,140,113	99.36	14.9	1,147,470
Jay	2015	899	3,215,688	103.27	9.2	3,113,950
Lowell	2014	686	826,163	94.18	19.1	877,240
Morgan	2019	854	1,662,677	98.26	9.9	1,692,120
Newport City	2017	2,010	3,207,362	96.55	12.5	3,321,950
Newport Town	2009	974	1,952,331	106.04	14.7	1,841,070
Orleans ID	2012	385	508,680	93.56	16.3	543,680
Troy	2012	990	1,371,996	97.33	16.3	1,409,620
Westfield	2020	452	723,597	102.32	5.8	707,210
Westmore	2015	689	1,540,281	106.36	16.0	1,448,170
County Totals		18,036	33,108,563			33,366,930

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

Rutland

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Benson	2011	625	1,042,514	99.29	10.5	1,050,000
Brandon	2020	1,924	3,450,677	98.56	5.5	3,501,030
Castleton	2015	2,349	4,866,509	93.74	10.9	5,191,730
Chittenden	2017	729	1,739,067	96.54	12.6	1,801,480
Clarendon	2019	1,240	2,530,687	99.22	7.5	2,550,650
Danby	2006	801	1,778,740	112.17	24.6	1,585,700
Fair Haven	2009	1,154	1,837,200	110.98	11.8	1,655,450
Hubbardton	2016	700	1,092,093	95.47	12.0	1,143,900
Ira	2013	279	452,038	96.09	11.1	470,420
Killington	2011	2,930	7,305,984	89.24	20.3	8,186,850
Mendon	2005	806	1,768,446	96.65	14.7	1,829,830
Middletown Springs	2006	477	891,610	98.75	12.9	902,890
Mount Holly	2010	1,206	2,759,723	106.43	16.6	2,592,920
Mount Tabor	2006	142	228,517	102.82	2.8	222,240
Pawlet	2016	800	1,735,725	105.84	16.4	1,640,020
Pittsfield	2009	498	1,025,455	109.15	13.6	939,500
Pittsford	2016	1,428	3,245,072	94.69	11.6	3,427,220
Poultney	2011	1,686	3,307,705	97.50	15.4	3,392,570
Proctor	2017	738	1,219,937	99.87	8.4	1,221,530
Rutland City	2006	5,875	9,674,637	93.39	17.9	10,358,900
Rutland Town	2013	1,894	6,372,379	100.02	10.2	6,371,120
Shrewsbury	2010	680	1,553,914	98.83	10.3	1,572,280
Sudbury	2012	481	951,659	109.40	15.5	869,920
Tinmouth	2016	443	794,237	98.25	14.0	808,420
Wallingford	2018	1,153	2,304,102	99.42	9.8	2,317,500
Wells	2015	975	1,815,184	94.87	16.9	1,913,340
West Haven	2007	167	315,908	96.57	10.7	327,130
West Rutland	2019	1,003	2,112,635	105.64	3.7	1,999,850
County Totals		33,183	68,172,354			69,844,390

Equalized Education Grand List
Effective January 1, 2021
 Washington

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
* Barre City	2006	3,145	5,119,782	94.97	12.2	5,390,830
Barre Town	2004	3,545	6,485,114	79.47	15.3	8,159,980
Berlin	2008	1,471	4,693,769	108.77	13.3	4,315,140
Cabot	2020	851	1,629,047	97.25	7.7	1,675,150
Calais	2015	974	2,044,498	93.93	14.8	2,176,630
Duxbury	2015	726	1,661,459	90.25	10.6	1,840,960
East Montpelier	2009	1,193	3,074,747	94.18	11.7	3,264,780
Fayston	2017	1,172	3,767,405	92.63	11.6	4,067,180
Marshfield	2006	793	1,214,171	87.95	15.1	1,380,550
Middlesex	2017	908	2,302,940	95.89	12.0	2,401,580
Montpelier	2010	2,927	8,464,917	84.44	10.3	10,025,050
Moretown	2012	928	2,261,975	92.94	16.3	2,433,910
Northfield	2015	1,880	3,268,670	91.96	16.7	3,554,420
Plainfield	2009	595	1,164,376	91.16	13.3	1,277,330
Roxbury	2010	577	762,207	102.19	18.3	745,840
Waitsfield	2006	1,086	3,770,574	96.09	16.8	3,923,930
Warren	2012	3,155	7,284,511	92.40	16.3	7,883,680
Waterbury	2014	2,243	7,630,974	91.80	12.2	8,312,470
Woodbury	2007	861	1,316,897	98.33	17.3	1,339,200
Worcester	2007	474	936,556	99.55	15.1	940,780
County Totals		29,504	68,854,589			75,109,390

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

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

Windham

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Athens	2010	248	366,711	111.59	9.9	328,630
Brattleboro	2010	4,294	11,107,855	98.81	13.2	11,242,060
Brookline	2007	330	723,256	100.45	13.3	719,990
Dover	2010	3,423	9,787,976	101.58	14.3	9,635,360
Dummerston	2006	1,007	2,672,566	101.74	14.8	2,626,760
Grafton	2009	602	1,605,885	109.54	16.9	1,465,980
Guilford	2017	1,078	2,422,246	97.34	12.1	2,488,410
Halifax	2010	640	1,298,424	108.55	29.9	1,196,140
Jamaica	2018	1,237	2,568,023	96.69	13.6	2,655,940
Londonderry	2018	1,536	4,090,270	97.36	6.9	4,201,120
Marlboro	2018	655	1,535,453	105.95	13.4	1,449,290
Newfane	2017	1,265	2,495,083	96.42	13.7	2,587,760
Putney	2014	999	2,424,878	96.74	11.8	2,506,650
Rockingham	2017	2,097	4,571,975	95.55	16.5	4,784,880
Somerset	2014	33	133,235	98.85	6.0	134,790
Stratton	2016	1,591	7,777,541	95.80	14.4	8,118,360
Townshend	2013	1,000	1,883,702	99.79	13.5	1,887,690
Vernon	2019	892	4,027,999	105.62	4.1	3,813,650
Wardsboro	2019	1,003	1,518,315	95.08	12.4	1,596,890
Westminster	2013	1,569	2,882,877	95.75	16.8	3,010,940
Whitingham	2016	1,131	2,671,165	100.64	16.5	2,654,050
Wilmington	2020	3,067	7,513,727	100.31	10.6	7,490,180
Windham	2015	525	987,856	97.83	16.9	1,009,800
County Totals		30,222	77,067,018			77,605,320

**Equalized Education Grand List
Effective January 1, 2021
Windsor**

Town Name	Most Recent Reappraisal	Total Taxable Parcel Count	Education Grand List	Education CLA	COD	Total Equalized Education Grand List
Andover	2018	563	1,519,435	101.05	15.1	1,503,690
Baltimore	2007	115	201,994	97.08	3.7	208,070
Barnard	2019	810	2,771,531	93.26	8.2	2,971,920
Bethel	2007	1,119	1,989,137	101.80	8.2	1,954,050
Bridgewater	2019	726	1,802,585	96.50	7.8	1,867,960
Cavendish	2019	1,126	2,660,887	100.25	7.6	2,654,180
Chester	2020	1,810	3,949,098	100.84	4.7	3,916,120
* Hartford	2017	5,500	13,927,699	93.33	11.6	14,923,170
Hartland	2019	1,552	4,494,685	100.60	13.5	4,468,070
Ludlow	2012	3,502	13,511,481	92.59	16.0	14,593,390
Norwich	2016	1,566	7,554,348	90.28	11.8	8,367,420
Plymouth	2019	1,190	2,350,859	96.97	8.9	2,424,310
Pomfret	2009	586	2,523,408	107.50	13.1	2,347,250
Reading	2017	512	1,269,625	108.83	12.1	1,166,630
Rochester	2012	913	1,666,665	102.98	12.4	1,618,430
Royalton	2009	1,300	2,642,442	94.98	12.5	2,782,200
Sharon	2011	770	1,583,231	94.93	11.3	1,667,810
Springfield	2018	3,742	5,328,704	94.78	9.6	5,622,320
Stockbridge	2020	741	1,149,374	101.36	6.6	1,133,900
Weathersfield	2008	1,614	3,312,038	93.11	18.0	3,557,180
West Windsor	2013	882	2,619,143	95.79	15.4	2,734,130
Weston	2005	633	1,998,670	96.86	17.4	2,063,480
Windsor	2009	1,354	2,470,344	98.67	13.3	2,503,740
Woodstock	2016	1,880	8,862,541	90.39	17.8	9,805,000
County Totals		34,506	92,159,924			96,854,420

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

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

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

2020 Summary of Listed Values and Equalized Education Values by Category			
Category	Property Count	Listed Value	Equalized Values
R1	155,558	35,629,744,331	39,376,477,210
R2	54,406	18,248,973,600	18,676,145,180
MHU	9,879	261,782,440	275,019,352
MHL	10,572	1,098,847,129	1,139,176,599
S1	10,354	1,859,656,036	1,925,501,135
S2	5,796	921,996,715	936,657,950
COMM	14,588	9,190,005,063	9,861,191,362
CMA	2,251	1,629,095,878	1,946,197,461
IND	886	1,261,730,810	1,349,713,078
UE	1,044	3,395,224,464	3,445,332,312
UO	141	318,835,183	346,674,835
FRM	2,638	864,184,025	892,539,070
OTH	23,300	5,891,228,320	6,349,433,564
WOOD	6,690	484,926,844	493,201,564
MISC	27,441	1,942,401,124	2,035,067,232
CABLE		122,808,338	122,808,338
INVENTORY		Exempt	Exempt
MACH and EQUIP		Exempt	Exempt
STATE TOTALS:	325,544	83,121,440,300	89,171,136,243

Figure 4. 2020 Summary of Education Equalized Values

2020 Summary of Education Equalized Values

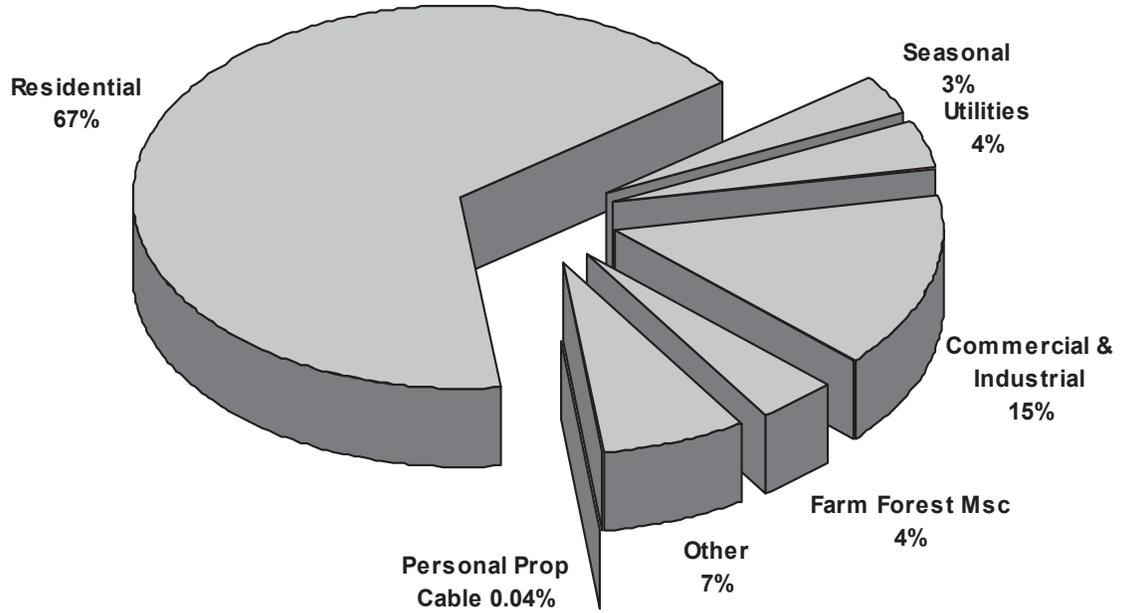
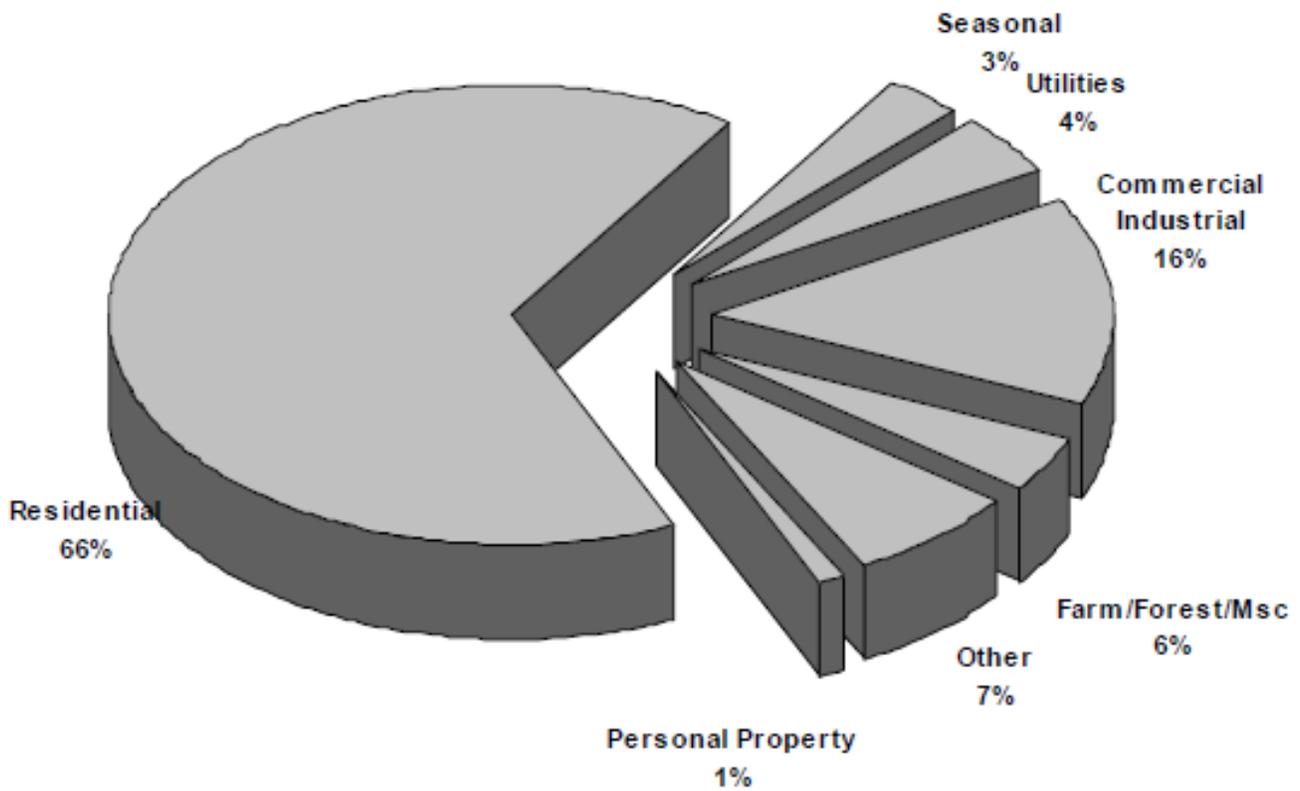


Figure 5. 2020 Summary of Listed Values and Equalized Municipal Values by Category

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

Figure 6. 2020 Summary of Municipal Equalized Values

2020 Summary of Municipal Equalized Values



Statutory Exemptions

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

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

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

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

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

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

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

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

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

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

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

**2020 Statutory Exemptions
Parcel Counts and Total Value
Bennington**

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

**2020 Statutory Exemptions
Parcel Counts and Total Value**

Caledonia

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2019	2020	Assessed Value	Insurance Value	Undeter- mined	
	Barnet	44	42	40	0	
Burke	28	29	29	0	0	17,564,100
Danville	51	52	48	0	4	12,710,936
Groton	47	48	47	0	1	11,448,300
Hardwick	66	67	67	0	0	27,291,700
Kirby	6	6	6	0	0	351,800
Lyndon	120	121	121	0	0	143,593,098
Newark	13	13	10	2	1	5,513,900
Peacham	35	35	35	0	0	10,404,100
Ryegate	28	28	23	5	0	2,599,800
Sheffield	13	13	11	2	0	8,516,900
St. Johnsbury	185	175	153	22	0	159,730,600
Stannard	8	8	8	0	0	3,101,200
Sutton	19	19	19	0	0	7,808,100
Walden	12	12	12	0	0	9,015,500
Waterford	19	19	13	6	0	10,190,900
Wheelock	17	16	16	0	0	3,727,100
County Totals	711	703	658	37	8	\$444,017,634

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

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

**2020 Statutory Exemptions
Parcel Counts and Total Value
Franklin**

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

**2020 Statutory Exemptions
Parcel Counts and Total Value**

Grand Isle

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2019	2020	Assessed Value	Insurance Value	Undeter- mined	
	Alburgh	49	48	30	18	
Grand Isle	32	28	23	5	0	33,088,500
Isle La Motte	22	22	22	0	0	5,570,700
North Hero	30	30	28	2	0	20,445,200
South Hero	31	32	22	10	0	14,533,200
County Totals	164	160	125	35	0	\$89,733,300

**2020 Statutory Exemptions
Parcel Counts and Total Value**

Lamoille

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

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

2020 Statutory Exemptions Parcel Counts and Total Value Orleans						
Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2019	2020	Assessed Value	Insurance Value	Undeter- mined	
Albany	20	19	19	0	0	4,292,100
Barton	43	43	43	0	0	17,153,900
Brownington	20	20	19	0	1	3,881,400
Charleston	22	22	22	0	0	5,752,900
Coventry	32	32	18	14	0	4,513,900
Craftsbury	29	29	27	2	0	2,830,300
Derby	78	81	81	0	0	41,690,000
Glover	29	29	28	1	0	5,591,700
Greensboro	27	27	24	2	1	10,149,400
Holland	7	7	3	4	0	5,015,900
Irasburg	14	14	11	3	0	5,736,900
Jay	20	24	24	0	0	5,996,600
Lowell	18	19	19	0	0	5,070,600
Morgan	18	19	19	0	0	1,923,600
Newport City	82	83	82	0	1	71,198,740
Newport Town	19	19	19	0	0	3,382,400
Orleans ID	19	19	19	0	0	7,207,100
Troy	49	50	50	0	0	5,573,800
Westfield	17	17	10	6	1	7,882,200
Westmore	23	22	21	0	1	7,897,100
County Totals	586	595	558	32	5	\$222,740,540

**2020 Statutory Exemptions
Parcel Counts and Total Value
Rutland**

Town Name	Parcel Counts by Tax Year		Counts by Valuation Type			Total Value
	2019	2020	Assessed Value	Insurance Value	Undeter- mined	
Benson	20	20	19	0	1	7,007,000
Brandon	59	71	55	16	0	45,976,700
Castleton	90	90	88	0	2	119,632,400
Chittenden	31	30	23	5	2	30,969,600
Clarendon	36	38	38	0	0	13,533,900
Danby	27	27	26	1	0	2,296,800
Fair Haven	65	66	65	0	1	35,012,000
Hubbardton	26	26	21	5	0	3,487,800
Ira	9	9	9	0	0	2,149,100
Killington	59	59	59	0	0	17,493,670
Mendon	41	41	41	0	0	8,776,600
Middletown Springs	14	14	14	0	0	2,290,100
Mount Holly	25	25	25	0	0	4,749,956
Mount Tabor	10	10	10	0	0	26,082,800
Pawlet	21	21	21	0	0	5,428,310
Pittsfield	18	19	16	3	0	23,889,500
Pittsford	46	46	45	0	1	22,528,100
Poultney	38	41	41	0	0	83,698,400
Proctor	39	39	39	0	0	27,786,630
Rutland City	236	231	220	0	11	330,193,765
Rutland Town	34	35	30	5	0	26,333,400
Shrewsbury	19	20	20	0	0	9,239,700
Sudbury	14	14	8	6	0	2,982,372
Tinmouth	10	10	10	0	0	2,017,900
Wallingford	35	36	34	1	1	18,810,000
Wells	17	17	17	0	0	2,412,200
West Haven	13	13	13	0	0	681,400
West Rutland	54	54	54	0	0	22,150,300
County Totals	1,106	1,122	1,061	42	19	\$897,610,403

**2020 Statutory Exemptions
Parcel Counts and Total Value**

Washington

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

**2020 Statutory Exemptions
Parcel Counts and Total Value
Windham**

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

**2020 Statutory Exemptions
Parcel Counts and Total Value
Windsor**

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

STATE TOTALS: 10,946 11,034 9,952 943 139 \$9,974,500,861

Property Tax Reduction Payments

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

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

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

Figure 1. Education Property Tax Adjustments by Year

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

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

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

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

Figure 2 Footnotes

¹ Property Tax Adjustments are applied for at the same time as Personal Income Tax returns for Tax Year 2019 and are applied to 2020 - 2021 (fiscal year 2021) property taxes. Both School Property Tax Adjustments (Prebates) and Circuit Breaker Adjustments (Homeowner Rebates) are calculated on prior year household income and housesite property taxes paid.

² A housesite is the owner-occupied residence and surrounding land, up to two acres. This column reports the number of housesites in a town as reported on Homestead Declarations received before October 15, 2020. (For property enrolled in Current Use only, a housite may contain more than one dwelling on the same two acres.)

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

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

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

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

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

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

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

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

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

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

* 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 2019 and are applied to 2020 - 2021 (fiscal year 2021) property taxes. Both School Property Tax Adjustments (Prebates) and Circuit Breaker Adjustments (Homeowner Rebates) are calculated on prior year household income and housesite property taxes paid.

² A housesite is the owner-occupied residence and surrounding land, up to two acres. This column reports the number of housesites in a town as reported on Homestead Declarations received before October 15, 2020. (For property enrolled in Current Use only, a housesite may contain more than one dwelling on the same two acres.)

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

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

Rutland County									
Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients ³	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage	
Benson	283	169	\$ 171,911	\$ 1,017	48	\$ 21,626	\$ 451	59.7%	
Brandon	1,129	800	\$ 850,453	\$ 1,063	278	\$ 193,785	\$ 697	70.9%	
Castleton	1,071	740	\$ 934,805	\$ 1,263	82	\$ 26,050	\$ 318	69.1%	
Chittenden	405	291	\$ 399,459	\$ 1,373	44	\$ 21,642	\$ 492	71.9%	
Clarendon	799	599	\$ 801,108	\$ 1,337	75	\$ 26,644	\$ 355	75.0%	
Danby	361	251	\$ 306,662	\$ 1,222	56	\$ 24,351	\$ 435	69.5%	
Fair Haven	683	472	\$ 436,241	\$ 924	184	\$ 113,490	\$ 617	69.1%	
Hubbardton	238	177	\$ 215,518	\$ 1,218	49	\$ 30,864	\$ 630	74.4%	
Ira	145	99	\$ 125,666	\$ 1,269	14	\$ 5,338	\$ 381	68.3%	
Killington	266	189	\$ 383,242	\$ 2,028	37	\$ 21,267	\$ 575	71.1%	
Mendon	366	230	\$ 329,771	\$ 1,434	41	\$ 28,658	\$ 699	62.8%	
Middletown Springs	275	213	\$ 286,837	\$ 1,347	59	\$ 31,413	\$ 532	77.5%	
Mount Holly	426	317	\$ 526,756	\$ 1,662	36	\$ 11,821	\$ 328	74.4%	
Mount Tabor	55	44	\$ 69,818	\$ 1,587	*	*	*	80.0%	
Pawlet	418	295	\$ 414,111	\$ 1,404	54	\$ 19,084	\$ 353	70.6%	
Pittsfield	161	121	\$ 145,265	\$ 1,201	24	\$ 10,244	\$ 427	75.2%	
Pittsford	912	574	\$ 593,352	\$ 1,034	125	\$ 42,826	\$ 343	62.9%	
Poultney	776	524	\$ 584,826	\$ 1,116	109	\$ 41,065	\$ 377	67.5%	
Proctor	495	300	\$ 265,167	\$ 884	111	\$ 61,558	\$ 555	60.6%	
Rutland City	3,410	2,079	\$ 1,689,699	\$ 813	997	\$ 1,136,086	\$ 1,140	61.0%	
Rutland Town	1,242	832	\$ 1,129,318	\$ 1,357	13	\$ 2,981	\$ 229	67.0%	
Shrewsbury	365	256	\$ 361,349	\$ 1,412	29	\$ 12,521	\$ 432	70.1%	
Sudbury	199	141	\$ 177,797	\$ 1,261	10	\$ 2,697	\$ 270	70.9%	
Tinmouth	187	138	\$ 190,731	\$ 1,382	35	\$ 18,746	\$ 536	73.8%	
Wallingford	656	483	\$ 616,953	\$ 1,277	55	\$ 15,969	\$ 290	73.6%	
Wells	391	277	\$ 306,541	\$ 1,107	36	\$ 12,828	\$ 356	70.8%	
West Haven	82	66	\$ 76,048	\$ 1,152	23	\$ 18,364	\$ 798	80.5%	
West Rutland	646	374	\$ 302,351	\$ 808	97	\$ 32,301	\$ 333	57.9%	
Total	16,442	11,051	\$ 12,691,755	\$ 1,148	2,721	\$ 1,984,219	\$ 729	67.2%	

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

Windham County								
Town	Housesites	Education Tax Credit Recipients	Education Tax Credits	Average Education Credit	Municipal Tax Credit Recipients ³	Municipal Tax Credits	Average Municipal Credit	Adjustment Coverage
Athens	127	97	\$ 126,384	\$ 1,303	57	\$ 52,344	\$ 918	76.4%
Brattleboro	2,395	1,732	\$ 2,405,063	\$ 1,389	634	\$ 693,900	\$ 1,094	72.3%
Brookline	163	124	\$ 243,283	\$ 1,962	24	\$ 7,368	\$ 307	76.1%
Dover	410	326	\$ 631,306	\$ 1,937	68	\$ 25,750	\$ 379	79.5%
Dummerston	649	456	\$ 781,967	\$ 1,715	41	\$ 11,184	\$ 273	70.3%
Grafton	202	146	\$ 300,300	\$ 2,057	41	\$ 34,099	\$ 832	72.3%
Guilford	658	491	\$ 819,010	\$ 1,668	151	\$ 102,101	\$ 676	74.6%
Halifax	274	206	\$ 230,382	\$ 1,118	76	\$ 58,938	\$ 776	75.2%
Jamaica	294	233	\$ 435,320	\$ 1,868	43	\$ 15,869	\$ 369	79.3%
Londonderry	510	372	\$ 578,893	\$ 1,556	43	\$ 11,700	\$ 272	72.9%
Marlboro	293	220	\$ 439,958	\$ 2,000	42	\$ 14,575	\$ 347	75.1%
Newfane	539	401	\$ 718,478	\$ 1,792	97	\$ 41,250	\$ 425	74.4%
Putney	574	436	\$ 744,218	\$ 1,707	135	\$ 87,368	\$ 647	76.0%
Rockingham	1,080	718	\$ 815,982	\$ 1,136	340	\$ 304,511	\$ 896	66.5%
Somerset	2 *	*	*	*	*	*	*	0.0%
Stratton	75	42	\$ 84,441	\$ 2,011 *	*	*	*	56.0%
Townshend	358	280	\$ 560,718	\$ 2,003	68	\$ 26,508	\$ 390	78.2%
Vernon	596	445	\$ 539,582	\$ 1,213	69	\$ 25,938	\$ 376	74.7%
Wardsboro	264	203	\$ 288,550	\$ 1,421	54	\$ 19,147	\$ 355	76.9%
Westminster	895	620	\$ 857,177	\$ 1,383	165	\$ 79,208	\$ 480	69.3%
Whitingham	411	313	\$ 611,241	\$ 1,953	78	\$ 38,232	\$ 490	76.2%
Wilmington	519	402	\$ 1,047,938	\$ 2,607	110	\$ 59,154	\$ 538	77.5%
Windham	148	117	\$ 247,056	\$ 2,112	39	\$ 29,375	\$ 753	79.1%
Total	11,436	8,380	\$ 13,507,247	\$ 1,612	2,375	\$ 1,738,519	\$ 732	73.3%

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

State Totals

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

Note: State totals include suppressed data.

¹ Property Tax Adjustments are applied for at the same time as Personal Income Tax returns for Tax Year 2019 and are applied to 2020 - 2021 (fiscal year 2021) property taxes. Both School Property Tax Adjustments (Prebates) and Circuit Breaker Adjustments (Homeowner Rebates) are calculated on prior year household income and housesite property taxes paid.

² A housesite is the owner-occupied residence and surrounding land, up to two acres. This column reports the number of housesites in a town as reported on Homestead Declarations received before October 15, 2020. (For property enrolled in Current Use only, a housite may contain more than one dwelling on the same two acres.)

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

Actual Taxes and Tax Rates

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

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

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

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

Figure 1. Education Base Rates for Homesteads and Nonresidential Properties

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

For the 2020 tax numbers, the amounts do not include the towns of Newbury and Bradford because these towns do not yet have an approved budget and associated tax rate for 2020.

Figure 2. 2020 Actual Taxes and Tax Rates

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

2020 ACTUAL Taxes and Tax Rates							
Bennington							
Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Arlington	2,350,955	2,364,255	1,320,884	1.5001	1.4839	0.4200	0.0050
Bennington	6,807,504	8,795,538	7,154,526	1.5403	1.7389	0.7540	0.0033
<i>Benn Dwntrwn Improve</i>	0	0	79,689	0	0	0.2318	0
<i>Benn FD Inside</i>	0	0	342,811	0	0	0.0842	0
<i>Benn FD Rural</i>	0	0	464,811	0	0	0.0858	0
<i>Old Benn Village</i>	0	0	97,383	0	0	0.3074	0
<i>Benn Highway</i>	0	0	3,707,309	0	0	0.4042	0
Dorset	3,292,118	7,196,594	2,498,500	1.4777	1.5006	0.3565	0.0018
Glastenbury	6,420	48,406	27,251	1.0684	1.7393	0.8053	0
Landgrove	436,787	1,165,079	236,888	1.6168	1.6418	0.2417	0
Manchester	5,580,854	12,808,989	3,472,572	1.5371	1.5609	0.2935	0.0024
<i>Manchester Village</i>	0	0	488,597	0	0	0.1510	0
North Bennington	575,395	624,006	566,683	1.6387	1.7380	0.8003	0.0046
Peru	672,492	2,670,610	586,849	1.5423	1.5661	0.2631	0
Pownal	2,394,641	1,704,288	1,689,072	1.4329	1.6108	0.6094	0.0035
Readsboro	535,844	1,001,157	1,110,107	1.3906	1.5071	0.9053	0.0109
Rupert	875,709	1,231,539	606,743	1.4782	1.6316	0.4509	0.0487
Sandgate	343,017	600,680	378,370	1.4585	1.4789	0.5908	0.0037
Searsburg	54,068	630,664	0	1.2698	1.6164	0	0
Shaftsbury	3,020,304	1,878,025	1,534,978	1.3535	1.5177	0.4449	0.0047
Shaftsbury ID	669,361	215,499	267,948	1.4483	1.5360	0.4449	0.0047
Stamford	820,287	699,946	768,383	1.4628	1.7168	0.7934	0
Sunderland	978,329	1,104,949	664,029	1.1695	1.6448	0.4340	0.0033
Winhall	1,456,722	10,337,581	3,406,242	1.7725	1.6794	0.4887	0
Woodford	293,638	590,752	103,150	1.4298	1.6152	0.1817	0.0022
County Totals	31,164,444	55,668,559	31,573,776				

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

2020 ACTUAL Taxes and Tax Rates							
Chittenden							
Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Bolton	1,167,981	946,208	899,128	1.5698	1.7369	0.6886	0
Buels Gore	13,057	40,893	0	1.2447	2.0264	0	0
Burlington	31,512,392	46,535,816	35,208,269	2.0576	2.1773	0.8995	0.0007
Charlotte	8,853,607	5,977,102	1,874,484	1.5335	1.7008	0.2011	0.0005
Colchester	18,806,958	18,346,768	12,036,857	1.5800	1.8210	0.5480	0
Essex Town	26,917,445	18,044,068	14,132,623	1.6179	1.7723	0.5267	0.0022
<i>Essex Highway</i>	0	0	172,324	0	0	0.0110	0
<i>Essex Jct Village</i>	0	0	3,687,465	0	0	0.3402	0
Hinesburg	6,713,056	2,996,711	3,412,051	1.5015	1.6653	0.5442	0.0008
Huntington	2,623,059	858,686	1,746,285	1.5730	1.7404	0.8105	0.0025
Jericho	8,165,812	2,335,128	3,177,577	1.5169	1.6784	0.4710	0.0041
Milton	11,484,059	6,705,350	6,779,082	1.5330	1.7097	0.5752	0.0053
Richmond	5,964,179	2,005,952	3,455,242	1.6435	1.8184	0.7297	0
Shelburne	14,606,716	11,293,394	7,279,369	1.5842	1.7570	0.4644	0.0007
South Burlington	24,902,668	27,695,265	17,036,294	1.6337	1.8105	0.5535	0.0007
St. George	931,627	445,428	238,117	1.6579	1.8387	0.2926	0
Underhill	5,087,609	1,132,124	1,874,847	1.5275	1.6900	0.4764	0.0205
Westford	3,142,283	990,619	1,737,039	1.6271	1.7824	0.7044	0.0063
Williston	15,777,315	18,555,168	5,658,816	1.5818	1.7543	0.2744	0.0006
Winooski	3,382,310	5,743,754	6,653,111	1.7212	1.9439	1.1459	0.0028
County Totals	190,052,135	170,648,433	127,058,981				

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

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

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

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

2020 ACTUAL Taxes and Tax Rates							
Orange							
Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Bradford *	0	0	2,225,339	0	0	0.9832	0.0060
<i>Bradford Street Bond</i>	0	0	3,362	0	0	0.0081	0
Braintree	1,012,538	593,249	960,954	1.4723	1.4876	0.8856	0
Brookfield	1,550,157	1,025,121	861,651	1.5746	1.5909	0.5306	0.0032
Chelsea	977,117	1,147,992	1,077,101	1.6282	1.6605	0.8378	0
Corinth	1,132,708	1,106,527	1,041,058	1.4512	1.5461	0.6983	0.0058
Fairlee	1,389,456	2,520,282	1,265,691	2.0824	1.7492	0.5987	0.0004
Newbury *	0	0	563,227	0	0	0.2800	0
<i>Newbury Village</i>	0	0	30,108	0	0	0.0900	0
<i>Newbury (1/3 WR</i>	0	0	35,788	0	0	0.3750	0
Orange	972,179	542,386	550,000	1.4195	1.6468	0.5380	0.0068
Randolph	3,623,039	3,428,040	3,502,216	1.5576	1.5737	0.7910	0.0038
<i>Randolph Police</i>	0	0	297,721	0	0	0.2064	0
<i>Randolph FD (VTC)</i>	0	0	11,525	0	0	0.0400	0
Strafford	1,791,018	1,235,894	1,357,132	1.6482	1.6016	0.7210	0.0013
Thetford	4,533,779	2,218,572	2,887,159	1.9808	1.7684	0.8088	0.0024
Topsham	831,378	843,999	773,471	1.4866	1.5838	0.7111	0.0225
Tunbridge	1,490,806	1,079,788	1,271,355	1.5615	1.5925	0.7817	0.0065
Vershire	766,773	557,230	596,110	2.0559	1.7270	0.8588	0.0044
Washington	758,279	835,571	722,635	1.4112	1.6372	0.6920	0.0029
Wells River	136,434	290,991	80,165	1.5115	1.5711	0.2800	0
<i>Wells River Village</i>	0	0	343,566	0	0	1.2000	0
<i>Wells River Highway</i>	0	0	71,576	0	0	0.3750	0
West Fairlee	697,717	557,125	646,222	1.9178	1.6109	0.8784	0
Williamstown	2,801,896	2,566,703	2,332,044	1.3842	1.5695	0.6224	0.0050
County Totals	24,465,275	20,549,471	23,507,177				

*Does not include the Towns of Newbury and Bradford

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

2020 ACTUAL Taxes and Tax Rates							
Rutland							
Town Name	Education Homestead Taxes	Education Nonhomestead Taxes	Municipal Taxes	Education Homestead Tax Rate	Education Nonhomestead Tax Rate	Municipal Tax Rate	Local Agreement Tax Rate
Benson	694,359	866,225	760,510	1.4064	1.5784	0.7165	0.0003
Brandon	2,698,813	2,283,179	3,273,108	1.3479	1.5763	0.9521	0.0064
Castleton	3,167,174	4,804,641	2,225,463	1.5305	1.7177	0.4588	0.0050
Chittenden	1,471,446	1,203,825	957,492	1.4611	1.6446	0.5529	0.0016
Clarendon	2,461,100	1,592,802	1,327,192	1.5953	1.6122	0.5010	0.0023
Danby	1,140,580	1,439,843	1,059,976	1.4384	1.4606	0.5764	0.0016
<i>Danby (-Mt Tabor) FD</i>	0	0	65,170	0	0	0.2400	0
Fair Haven	1,391,546	1,192,682	1,951,122	1.3359	1.4992	1.0639	0
Hubbardton	694,961	1,127,511	832,356	1.5563	1.7466	0.7640	0
Ira	455,943	228,075	290,659	1.4431	1.6759	0.6427	0
Killington	1,209,180	11,022,904	3,705,920	1.6998	1.6715	0.4717	0.0001
Mendon	1,424,673	1,400,582	958,496	1.5092	1.6988	0.5435	0.0018
Middletown Springs	922,293	534,297	714,327	1.6326	1.6355	0.8070	0
Mount Holly	1,526,283	2,695,909	1,032,134	1.5524	1.5175	0.3756	0.0017
Mount Tabor	162,299	192,972	99,279	1.5107	1.5937	0.4300	0
Pawlet	1,315,826	1,205,325	952,777	1.3872	1.5312	0.5520	0.0058
Pittsfield	599,881	968,577	577,337	1.5705	1.5052	0.5635	0
Pittsford	2,337,330	2,698,426	2,301,728	1.4313	1.6739	0.6343	0.0023
<i>Pittsford Vill Dist</i>	0	0	16,012	0	0	0.0359	0
Poultney	1,975,165	3,312,787	1,199,831	1.5072	1.6587	0.3577	0.0034
<i>Poultney Village</i>	0	0	327,029	0	0	0.5104	0
<i>Poultney Highway</i>	0	0	786,662	0	0	0.2899	0
Proctor	1,056,529	853,940	1,278,087	1.5021	1.6531	1.0486	0
<i>Proctor Street Light</i>	0	0	25,656	0	0	0.0232	0
Rutland City	6,585,066	9,044,517	18,091,272	1.5147	1.6978	1.7637	0.0038
<i>Rutland Special Bene</i>	0	0	278,042	0	0	0.5192	0
Rutland Town	3,717,398	6,392,456	1,793,686	1.5138	1.6321	0.2010	0.0010
Shrewsbury	1,375,100	1,084,467	460,803	1.5755	1.5922	0.2981	0.0009
Sudbury	630,272	651,194	346,589	1.2474	1.4588	0.3522	0.0033
Tinmouth	631,300	679,529	581,310	1.6414	1.6589	0.7355	0.0016

Rutland, continued

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

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

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

2020 ACTUAL Taxes and Tax Rates

Windsor

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

County Totals 59,868,684 93,348,139 68,067,097

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

Acronyms and Terms

Arm's Length Sale

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

Average Circuit Breaker

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

Average Educational Fund Adjustment

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

CLA or Common Level of Appraisal

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

CAMA or Computer Assisted Mass Appraisal System

A tool used by listers and appraisers to standardize property assessment

Circuit Breaker Adjustment

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

Circuit Breaker Recipients

The number of housesite claimants qualifying for the Circuit Breaker Adjustment

COD or Coefficient of Dispersion

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

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

CUAB or Current Use Advisory Board

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

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

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

Education Fund Tax Adjustment

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

EEPV or Equalized Education Property Value

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

EFT or Effective Tax Rate

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

Fair Market Value

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

Grand List

Sum total of property value in a municipality divided by 100

Grand List Administration Module

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

Housesite

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

IAAO or International Association of Assessing Officers

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

LUCT or Land Use Change Tax

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

NEMRC or New England Municipal Resource Center

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

Nonhomestead

All property is considered “nonhomestead” (formerly “nonresidential”), unless it is declared as a homestead.

PILOT or Payment-In-Lieu-Of-Taxes

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

PVR or Property Valuation and Review

A division of the Vermont Department of Taxes that oversees assessment and assessment practices, for the 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 myVTax.vermont.gov. The conversion to VTax and myVTax was a four-year program from 2014-2017.