

Education Property Tax Rates

The town tax rate tables and resources below are for the current, 2024-2025, property tax year (FY2025). To learn how education property tax rates are calculated, please see our [frequently asked questions](#).

To see how your town's prior year education tax rates were calculated, [please download the FY24 Tax Rate Explainer \(xlsx\)](#). The FY25 education tax rate explainer will be available in the fall.

FY2025 Education Property Tax Rate Table - Summary as of July 2, 2024

FY2025 Education Property Tax Rates have been set and are posted below for the towns that have:

- Passed their school budget and submitted it to Agency of Education and
- Completed their reappraisal (if reappraising in 2024)

Please note: The education property tax rates for additional towns will be available once their rates are set.

[Download \(xlsx\)](#)

[Printable Tax Bill Materials](#)

[Table Status Key](#)

[Prior Year Rates](#)

School Code	Town	CLA	2024 Reappraisal	District Rate	Homestead Rate	State Rate	Nonhomestead Rate	Reappraisal Status	Budget Status
001	Addison	72.35%		1.5096	2.0865	1.391	1.9226		
002	Albany	86.40%		1.2478	1.4442	1.391	1.6100		
003	Alburgh	72.11%				1.391	1.9290		B
004	Andover	70.11%				1.391	1.9840		B
005	Arlington	80.16%		1.2542	1.5646	1.391	1.7353		
006	Athens	83.04%		1.2187	1.4676	1.391	1.6751		
255	Averill	101.88%		1.0000	0.9815	1.391	1.3653		
256	Averys Gore	101.88%		1.0000	0.9815	1.391	1.3653		
007	Bakersfield	74.25%		1.0706	1.4419	1.391	1.8734		
008	Baltimore	97.57%				1.391	1.4256		B
009	Barnard		Yes					A	
010	Barnet	81.58%		1.4611	1.7910	1.391	1.7051		
011	Barre City	76.62%				1.391	1.8155		B
012	Barre Town	86.93%				1.391	1.6001		B

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013	Barton	71.37%		1.2493	1.7505	1.391	1.9490		
014	Belvidere	84.27%		1.3358	1.5851	1.391	1.6506		
015	Bennington	69.57%		1.0578	1.5205	1.391	1.9994		
016	Benson	72.68%				1.391	1.9139		B
017	Berkshire	77.71%		1.0706	1.3777	1.391	1.7900		
018	Berlin	72.29%		1.4536	2.0108	1.391	1.9242		
019	Bethel	80.20%		1.2080	1.5062	1.391	1.7344		
020	Bloomfield	76.34%		1.2606	1.6513	1.391	1.8221		
021	Bolton	104.08%		1.2405	1.1919	1.391	1.3365		
022	Bradford	69.72%		1.3054	1.8723	1.391	1.9951		
023	Braintree	79.57%		1.2986	1.6320	1.391	1.7481		
024	Brandon	74.69%				1.391	1.8624		B
025	Brattleboro	77.59%		1.5018	1.9356	1.391	1.7928		
026	Bridgewater		Yes					A	
027	Bridport		Yes					A	
028	Brighton	74.56%		1.1509	1.5436	1.391	1.8656		
029	Bristol	72.17%				1.391	1.9274		B
030	Brookfield	95.21%		1.2986	1.3639	1.391	1.4610		
031	Brookline	75.71%		1.6593	2.1917	1.391	1.8373		
032	Brownington	78.80%		1.2522	1.5891	1.391	1.7652		
033	Brunswick	132.88%	Yes	1.2606	0.9487	1.391	1.0468		
252	Buels Gore	101.38%		1.0000	0.9864	1.391	1.3721		
034	Burke	99.96%				1.391	1.3916		B
035	Burlington	87.83%		1.4040	1.5985	1.391	1.5837		
036	Cabot	105.39%	Yes	1.4120	1.3398	1.391	1.3199		
037	Calais	72.34%		1.4536	2.0094	1.391	1.9229		
038	Cambridge	71.82%		1.2891	1.7949	1.391	1.9368		
039	Canaan	97.95%		1.3171	1.3447	1.391	1.4201		
040	Castleton	70.02%				1.391	1.9866		B
041	Cavendish	72.55%				1.391	1.9173		B
042	Charleston	78.17%		1.3360	1.7091	1.391	1.7795		
043	Charlotte	104.49%		1.3501	1.2921	1.391	1.3312		

School Code	Town	CLA	2024 Reappraisal	District Rate	Homestead Rate	State Rate	Nonhomestead Rate	Reappraisal Status	Budget Status
044	Chelsea	69.96%		1.2103	1.7300	1.391	1.9883		
045	Chester	78.09%				1.391	1.7813		B
046	Chittenden	76.44%				1.391	1.8197		B
047	Clarendon	78.16%		1.3049	1.6695	1.391	1.7797		
048	Colchester	66.80%		1.2157	1.8199	1.391	2.0823		
049	Concord		Yes					A	B
050	Corinth	79.51%		1.0580	1.3307	1.391	1.7495		
051	Cornwall	70.60%		1.4974	2.1210	1.391	1.9703		
052	Coventry	81.49%		1.3792	1.6925	1.391	1.7070		
053	Craftsbury	77.84%		1.5422	1.9812	1.391	1.7870		
054	Danby	111.67%		1.3111	1.1741	1.391	1.2456		
055	Danville	85.59%		1.4538	1.6986	1.391	1.6252		
056	Derby	78.11%		1.1366	1.4551	1.391	1.7808		
057	Dorset	70.96%		1.3111	1.8477	1.391	1.9603		
058	Dover	70.83%		1.4888	2.1019	1.391	1.9639		
059	Dummerston	84.13%		1.5018	1.7851	1.391	1.6534		
060	Duxbury	68.43%				1.391	2.0327		B
061	East Haven	81.04%		1.2606	1.5555	1.391	1.7164		
062	East Montpelier	70.33%		1.4536	2.0668	1.391	1.9778		
063	Eden	73.80%		1.3358	1.8100	1.391	1.8848		
064	Elmore	64.79%		1.1325	1.7480	1.391	2.1469		
065	Enosburgh	74.71%				1.391	1.8619		B
066	Essex Junction	67.83%		1.2877	1.8984	1.391	2.0507		
067	Essex Town	69.22%		1.2877	1.8603	1.391	2.0095		
070	Fair Haven	85.85%				1.391	1.6203		B
068	Fairfax	95.86%				1.391	1.4511		B
069	Fairfield	109.20%		1.4132	1.2941	1.391	1.2738		
071	Fairlee	103.68%				1.391	1.3416		B
072	Fayston	71.01%				1.391	1.9589		B
257	Ferdinand	101.88%		1.0000	0.9815	1.391	1.3653		
073	Ferrisburgh	72.60%		1.5096	2.0793	1.391	1.9160		

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074	Fletcher	102.88%		1.2329	1.1984	1.391	1.3521		
075	Franklin	72.85%				1.391	1.9094		B
076	Georgia	70.70%		1.1883	1.6808	1.391	1.9675		
258	Glastenbury	59.55%		1.0000	1.6793	1.391	2.3359		
077	Glover	81.96%		1.2526	1.5283	1.391	1.6972		
078	Goshen	70.21%				1.391	1.9812		B
079	Grafton	90.06%		1.2156	1.3498	1.391	1.5445		
080	Granby	78.05%		1.2606	1.6151	1.391	1.7822		
081	Grand Isle	79.39%				1.391	1.7521		B
082	Granville	66.84%		1.1970	1.7908	1.391	2.0811		
083	Greensboro	71.61%		1.3308	1.8584	1.391	1.9425		
084	Groton	77.43%		1.3005	1.6796	1.391	1.7965		
085	Guildhall	101.50%		1.2606	1.2420	1.391	1.3704		
086	Guilford	95.71%		1.5018	1.5691	1.391	1.4533		
087	Halifax	71.46%		1.1300	1.5813	1.391	1.9465		
088	Hancock	66.30%		1.1970	1.8054	1.391	2.0980		
089	Hardwick	67.29%		1.3336	1.9819	1.391	2.0672		
090	Hartford	66.31%		1.3650	2.0585	1.391	2.0977		
091	Hartland	69.00%		1.5897	2.3039	1.391	2.0159		
092	Highgate	78.83%				1.391	1.7646		B
093	Hinesburg	67.65%		1.3501	1.9957	1.391	2.0562		
094	Holland	66.75%		1.0865	1.6277	1.391	2.0839		
095	Hubbardton	68.03%				1.391	2.0447		B
096	Huntington	65.58%		1.2405	1.8916	1.391	2.1211		
097	Hyde Park	64.93%		1.3358	2.0573	1.391	2.1423		
098	Ira	76.19%		1.0339	1.3570	1.391	1.8257		
099	Irasburg	70.23%		1.2497	1.7794	1.391	1.9806		
100	Isle La Motte	70.53%				1.391	1.9722		B
101	Jamaica	73.67%		1.6593	2.2523	1.391	1.8881		
102	Jay	84.78%		1.4865	1.7534	1.391	1.6407		
103	Jericho	73.13%		1.2405	1.6963	1.391	1.9021		
104	Johnson	74.15%		1.3358	1.8015	1.391	1.8759		

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185	Killington	52.35%		1.6742	3.1981	1.391	2.6571		
105	Kirby		Yes					A	
106	Landgrove	83.76%		1.3111	1.5653	1.391	1.6607		
107	Leicester	69.17%				1.391	2.0110		B
108	Lemington	83.53%		1.2606	1.5092	1.391	1.6653		
259	Lewis	101.88%		1.0000	0.9815	1.391	1.3653		
109	Lincoln	115.74%	Yes	1.4639	1.2648	1.391	1.2018		
110	Londonderry	75.81%		1.3111	1.7295	1.391	1.8349		
111	Lowell	74.71%		1.2692	1.6988	1.391	1.8619		
112	Ludlow	77.73%				1.391	1.7895		B
113	Lunenburg	110.19%	Yes			1.391	1.2624		B
114	Lyndon	75.91%				1.391	1.8324		B
115	Maidstone	113.09%	Yes	1.2606	1.1147	1.391	1.2300		
116	Manchester	105.57%		1.3111	1.2419	1.391	1.3176		
117	Marlboro	83.96%		1.6853	2.0073	1.391	1.6567		
118	Marshfield	87.02%		1.3246	1.5222	1.391	1.5985		
119	Mendon	89.77%				1.391	1.5495		B
120	Middlebury	76.95%		1.4974	1.9459	1.391	1.8077		
121	Middlesex	71.72%		1.4536	2.0268	1.391	1.9395		
122	Middletown Springs	82.88%		1.2236	1.4764	1.391	1.6783		
123	Milton	96.15%				1.391	1.4467		B
124	Monkton	114.93%	Yes			1.391	1.2103		B
125	Montgomery	77.18%		1.0706	1.3871	1.391	1.8023		
126	Montpelier	100.18%		1.2903	1.2880	1.391	1.3885		
127	Moretown	110.57%	Yes			1.391	1.2580		B
128	Morgan	72.42%		1.0590	1.4623	1.391	1.9207		
129	Morristown	102.81%		1.1325	1.1015	1.391	1.3530		
130	Mount Holly	77.01%				1.391	1.8063		B
131	Mount Tabor	79.14%		1.3111	1.6567	1.391	1.7576		
135	New Haven	73.48%				1.391	1.8930		B
132	Newark	81.77%				1.391	1.7011		B
133	Newbury	78.98%		1.3054	1.6528	1.391	1.7612		

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134	Newfane	80.12%		1.6593	2.0710	1.391	1.7361		
136	Newport City	76.11%		1.3454	1.7677	1.391	1.8276		
137	Newport Town	81.97%		1.2588	1.5357	1.391	1.6970		
138	North Bennington	66.51%		1.1113	1.6709	1.391	2.0914		
140	North Hero	73.95%				1.391	1.8810		B
139	Northfield	67.26%		1.1767	1.7495	1.391	2.0681		
141	Norton	95.41%		1.2606	1.3212	1.391	1.4579		
142	Norwich	67.57%		1.5722	2.3268	1.391	2.0586		
143	Orange	82.86%		1.0580	1.2769	1.391	1.6787		
144	Orleans ID	72.05%		1.2434	1.7257	1.391	1.9306		
145	Orwell		Yes					A	B
146	Panton		Yes					A	
147	Pawlet	74.01%		1.2709	1.7172	1.391	1.8795		
148	Peacham	83.12%		1.6397	1.9727	1.391	1.6735		
149	Peru	67.79%		1.3111	1.9341	1.391	2.0519		
150	Pittsfield	88.78%		1.1319	1.2749	1.391	1.5668		
151	Pittsford	72.63%				1.391	1.9152		B
152	Plainfield	69.86%		1.3246	1.8961	1.391	1.9911		
153	Plymouth	62.25%		1.6742	2.6895	1.391	2.2345		
154	Pomfret	100.53%		1.6742	1.6654	1.391	1.3837		
155	Poultney	80.73%		1.0502	1.3009	1.391	1.7230		
156	Pownal	79.63%		1.0678	1.3410	1.391	1.7468		
157	Proctor	79.61%		1.0502	1.3192	1.391	1.7473		
158	Putney		Yes					A	
159	Randolph		Yes					A	
160	Reading		Yes					A	
161	Readsboro	89.47%		1.3253	1.4813	1.391	1.5547		
162	Richford	107.71%				1.391	1.2914		B
163	Richmond	103.45%		1.2405	1.1991	1.391	1.3446		
164	Ripton	73.29%		1.4974	2.0431	1.391	1.8979		
165	Rochester	73.80%				1.391	1.8848		B

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166	Rockingham	74.95%		1.1821	1.5772	1.391	1.8559		
167	Roxbury	94.51%		1.2903	1.3653	1.391	1.4718		
168	Royalton	79.44%		1.2080	1.5206	1.391	1.7510		
169	Rupert	74.59%		1.2709	1.7038	1.391	1.8649		
170	Rutland City	74.90%		1.2542	1.6745	1.391	1.8571		
171	Rutland Town	75.43%		1.1863	1.5727	1.391	1.8441		
172	Ryegate	85.84%		1.3005	1.5150	1.391	1.6205		
177	Salisbury		Yes					A	
178	Sandgate	94.77%		1.3667	1.4421	1.391	1.4678		
179	Searsburg	97.27%		1.5088	1.5511	1.391	1.4300		
180	Shaftsbury	76.92%		1.0622	1.3809	1.391	1.8084		
254	Shaftsbury ID	77.38%		1.1113	1.4362	1.391	1.7976		
181	Sharon	73.67%		1.2454	1.6905	1.391	1.8881		
182	Sheffield	76.60%				1.391	1.8159		B
183	Shelburne	68.70%		1.3501	1.9652	1.391	2.0247		
184	Sheldon	75.53%		1.0706	1.4175	1.391	1.8417		
186	Shoreham		Yes					A	
187	Shrewsbury	78.40%		1.3049	1.6644	1.391	1.7742		
260	Somerset	94.98%		1.0000	1.0529	1.391	1.4645		
188	South Burlington	82.54%		1.2049	1.4598	1.391	1.6852		
189	South Hero	67.39%				1.391	2.0641		B
190	Springfield	88.19%		1.3530	1.5342	1.391	1.5773		
173	St. Albans City	64.02%		1.4132	2.2074	1.391	2.1728		
174	St. Albans Town	80.25%		1.4132	1.7610	1.391	1.7333		
175	St. George	71.55%		1.3501	1.8869	1.391	1.9441		
176	St. Johnsbury	72.51%		1.2979	1.7900	1.391	1.9184		
191	Stamford		Yes					A	
192	Stannard	85.29%		1.4377	1.6857	1.391	1.6309		
193	Starksboro	129.29%	Yes			1.391	1.0759		B

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194	Stockbridge	67.85%				1.391	2.0501		B
195	Stowe		Yes					A	
196	Strafford	82.76%		1.3633	1.6473	1.391	1.6808		
197	Stratton	107.25%		1.0000	0.9324	1.391	1.2970		
198	Sudbury	78.71%				1.391	1.7672		B
199	Sunderland	74.00%		1.3111	1.7718	1.391	1.8797		
200	Sutton	91.27%				1.391	1.5240		B
201	Swanton	78.98%				1.391	1.7612		B
202	Thetford	72.87%		1.6868	2.3148	1.391	1.9089		
203	Tinmouth		Yes					A	
204	Topsham	76.70%		1.0580	1.3794	1.391	1.8136		
205	Townshend	82.04%		1.6593	2.0225	1.391	1.6955		
206	Troy		Yes					A	
207	Tunbridge	79.50%		1.2103	1.5224	1.391	1.7497		
209	Underhill	97.22%		1.2405	1.2760	1.391	1.4308		
210	Vergennes	70.78%		1.5096	2.1328	1.391	1.9652		
211	Vernon	92.58%		1.3847	1.4957	1.391	1.5025		
212	Vershire	110.22%	Yes			1.391	1.2620		B
213	Victory	80.62%		1.2606	1.5636	1.391	1.7254		
214	Waitsfield	66.85%				1.391	2.0808		B
215	Walden	89.26%		1.4611	1.6369	1.391	1.5584		
216	Wallingford	76.86%		1.3049	1.6978	1.391	1.8098		
217	Waltham	73.79%		1.5096	2.0458	1.391	1.8851		
218	Wardsboro	101.03%		1.4888	1.4736	1.391	1.3768		
261	Warners Grant	101.88%		1.0000	0.9815	1.391	1.3653		
219	Warren	61.30%				1.391	2.2692		B
262	Warren Gore	101.88%		1.0000	0.9815	1.391	1.3653		
220	Washington	78.20%		1.0580	1.3529	1.391	1.7788		
221	Waterbury	66.07%				1.391	2.1053		B
222	Waterford	84.39%		1.4611	1.7314	1.391	1.6483		
223	Waterville	99.37%		1.3358	1.3443	1.391	1.3998		
224	Weathersfield	72.18%		1.3045	1.8073	1.391	1.9271		

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225	Wells	107.76%		1.2236	1.1355	1.391	1.2908		
226	Wells River	79.84%		1.3005	1.6289	1.391	1.7422		
227	West Fairlee	78.37%				1.391	1.7749		B
230	West Haven	70.14%				1.391	1.9832		B
234	West Rutland	78.77%		1.0502	1.3332	1.391	1.7659		
235	West Windsor		Yes					A	
228	Westfield	72.93%		1.2715	1.7435	1.391	1.9073		
229	Westford	73.76%		1.2877	1.7458	1.391	1.8858		
231	Westminster	76.83%		1.2653	1.6469	1.391	1.8105		
232	Westmore	77.94%		1.2281	1.5757	1.391	1.7847		
233	Weston	78.36%		1.3111	1.6732	1.391	1.7751		
236	Weybridge	77.07%		1.4974	1.9429	1.391	1.8049		
237	Wheelock	78.24%				1.391	1.7779		B
238	Whiting	76.25%				1.391	1.8243		B
239	Whitingham	79.10%		1.4034	1.7742	1.391	1.7585		
240	Williamstown	78.95%		1.1767	1.4904	1.391	1.7619		
241	Williston	69.24%		1.3501	1.9499	1.391	2.0090		
242	Wilmington		Yes					A	
243	Windham		Yes					A	B
244	Windsor		Yes					A	
245	Winhall	65.99%		1.1864	1.7978	1.391	2.1079		
246	Winooski	107.99%	Yes	1.3608	1.2601	1.391	1.2881		
247	Wolcott	78.72%		1.1323	1.4384	1.391	1.7670		
248	Woodbury	73.47%		1.3370	1.8198	1.391	1.8933		
249	Woodford	80.04%		1.0653	1.3310	1.391	1.7379		
250	Woodstock	63.65%		1.6742	2.6303	1.391	2.1854		
251	Worcester	79.09%		1.4536	1.8379	1.391	1.7588		



Status Key

Status	Definition
(A)	Indicates pending results of reappraisal.

Status	Definition
(B)	Indicates education spending data is missing. In accordance with 32 V.S.A. § 5402, interim rates may be available from the Tax Department upon request.



Prior Year Rates

- [FY2024](#)
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- [FY2022](#)
- [FY2021](#)
- [FY2020](#)
- [FY2019](#)
- [FY2018](#)
- [FY2017](#)
- [FY2016](#)
- [FY2015](#)
- [FY2014](#)
- [FY2013](#)
- [FY2012](#)



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Property Transfer Tax

Land Gains Tax

Commissioner's Certificate

Real Estate Withholding

Act 250 Disclosure Statement

Uniform Capacity Tax and Solar Plants

Land Use Change Tax

Current Use

Nonprofit Organizations

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Tax Professionals

Municipal Officials

Forms and Publications

Tax Law and Guidance

Data and Statistics

Help

Contact Us

Commissioner Craig Bolio

Deputy Commissioner Rebecca Sameroff

(802) 828-2505 | [Department Directory](#)

Taxpayer Services

(802) 828-2865

Mon, Tue, Thu, Fri, 7:45 am-4:30 pm

Taxpayer Assistance Window

1st Floor Lobby | 133 State Street

Montpelier, VT 05602

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