

Current Use and Your Property Tax Bill

Vermont's Current Use Program, also known as the Use Value Appraisal Program, allows the assessed value for a property to be reduced by a proportion of land or buildings enrolled in the program. The second page of this guide shows a sample Vermont municipal tax bill with a Current Use tax reduction. For a detailed explanation of the numbers and terms on a typical tax bill without Current Use, please see [Understanding Your Property Tax Bill \(https://tax.vermont.gov/property/tax-bill\)](https://tax.vermont.gov/property/tax-bill). To determine if your property is eligible for the Current Use Program, [visit our website \(https://tax.vermont.gov/property/current-use\)](https://tax.vermont.gov/property/current-use).

How Land Use Values are Calculated on Enrolled Property

A property's applicable Use Value is calculated by multiplying the use value per acre for each type of land enrolled (forest or agriculture) by the number of acres enrolled. The result is then multiplied by your town's Common Level of Appraisal (CLA) and rounded to the nearest \$100.

Acreage	Type	Use Value per Acre (2023)	Acreage x Use Value	(Acreage x Use Value) x CLA of 92.08
50	Forest Land	\$187	\$9,350	\$10,154.10
10	Forest Land Greater Than a Mile from a Class I, II or III Road	\$140	\$1,400	\$1,520.40
27	Agricultural Land	\$456	\$12,312	\$13,371.83

Total = \$25,046.33

Applicable Use Value (rounded) = \$25,000.00

How Much Tax is Lowered for Enrolled Property

Real Value is the total value of the land and improvements before exemptions. Subtract the value of the land not enrolled in Current Use from the total land value to get the Enrolled Land Value. Then, subtract the applicable Use Value from the Enrolled Land Value to get the Land Use Reduction. The Total Taxable Value is the Real Value minus the Land Use Reduction. Tax calculations are based on the Grand List Value, which is one percent of the Total Taxable Value. In the examples below, the municipal tax rate is 0.4, and the education tax rate is 1.4386.

Property tax is generally calculated by dividing the Total Taxable Value of a property by 100 (or multiplying by 0.01), then multiplying the result by both the municipal and education tax rates.

Land Use Reduction Calculation

Description	Amount
Enrolled Value	219,000.00
Use Value	-25,000.00
Total Land Use Reduction	=194,000.00

Property Tax Calculation Without Current Use

Description	Amount
Real Value	474,300.00
Calculate Grand List Value (474,300 x .01)	x 0.01
Grand List Value	=4,743.00

Description	Amount
Municipal Tax Rate (4,743.00 x 0.4)	1,897.20
Education Tax Rate (4,743.00 x 1.4386)	+6,823.28
Total Property Tax	=8,720.48

With Current Use, the Land Use Reduction is subtracted from the Total Taxable Value, allowing the property tax to be calculated on a lesser amount. The tax reduction is the difference between the two totals. Note: Current Use is affected by how a town values the excluded and enrolled land. Towns send an Allocation Notice to taxpayers when these values change. Review the notice to see how the new values change the tax bill.

Tax Reduction

Description	Amount
Total Tax Without Current Use	8,720.48
Total Tax With Current Use	-5,787.91
Tax Reduction	=2,932.57

Note: Current Use is affected by how a town values the excluded and enrolled land. Towns send an Allocation Notice to taxpayers when these values change. Review the notice to see how the new values change the tax bill.

Property Tax Calculation With Current Use

Description	Amount
Real Value	474,300.00
Land Use Reduction	-159,500.00
Total Taxable Value	=314,800.00
Then Calculate the Property Tax (314,800.00 x 0.01)	x 0.01
Grand List Value	=3,148.00

Description	Amount
Municipal Tax Rate (3,148.00 x 0.34)	+1,259.20
Education Tax Rate (3,148.00 x 1.4386)	+4,528.71
Total Property Tax	=5,787.91

Property Tax Bill with Reductions

On a property tax bill, the Real Value (A) is reduced by the Land Use Reduction (B) amount shown in the Assessed Value box to get the Total Taxable Value (C).

The Grand List Value (D) is one percent of the Total Taxable Value and is multiplied by the Municipal Tax rate (E) and the Educational Tax rate (F) to calculate the Total Net Tax Due (G).

Town of Anytown
TOWN CLERK
55 Main ST
Anytown VT 05555

PAYABLE TO: _____
MAIL TO: _____

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
34100210.200	09/26/2023	2023/24

Taxes unpaid after the due date are delinquent. Maximum interest as allowable by law and will be charged an addition to collectors fee of 8%. Postmarks are NOT accepted as timely payment.

Description: DWL & LAND
Location: 62 SUNSET AVE

OWNER: PUBLIC JOHN
PUBLIC MARY
62 SUNSET AVE
ANYTOWN VT 05555

This is the only bill you will receive. Please forward to new owner if property is sold.

HOUSESITE TAX INFORMATION

SPAN # 354-109-10696 SCL CODE: 109

TOTAL PARCEL ACRES 89.00

HOUSESITE VALUE 295,100

HOUSESITE EDUCATION TAX 3,838.07

HOUSESITE MUNICIPAL TAX 854.31

HOUSESITE TOTAL TAX 4,692.38

FOR INCOME TAX PURPOSES

SAMPLE

ASSESSED VALUE			HOMESTEAD		
REAL	314,800	A	314,800		
EXEMPTION CONTRACT	- 100,000		- 100,000		
VETERANS	- 30,000		- 30,000		
LAND USE	- 159,500	B	- 159,500		
TOTAL TAXABLE VALUE	25,300	C	25,300		
GRAND LIST VALUES	253.00	D	253.00		

MUNICIPAL TAXES				EDUCATION TAXES																																			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES																																
GENERAL FUND	0.1788	x253.00=	45.23	HOMESTEAD EDUCATION	1.3006	x253.00=	329.05																																
HIGHWAY FUND	0.1079	x253.00=	27.30																																				
VOTED EXEMPTIONS	0.0028	x253.00=	0.71																																				
<p>See reverse side for education tax rate calculation information.</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th colspan="2">Payments</th> <th>TOTAL EDUCATION TAX</th> <th>F</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/10/2023</td> <td>EDUCATION STATE PAYMENT</td> <td>0.00</td> </tr> <tr> <td></td> <td></td> <td>EDUCATION NET TAX DUE</td> <td>329.05</td> </tr> <tr> <td>2</td> <td>02/10/2024</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>TAX SUMMARY</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Municipal + Education</td> <td></td> </tr> <tr> <td></td> <td></td> <td>TOTAL TAX</td> <td>428.61</td> </tr> <tr> <td></td> <td></td> <td>TOTAL STATE PAYMENT</td> <td>0.00</td> </tr> <tr> <td></td> <td></td> <td>TOTAL NET TAX DUE</td> <td>G 428.61</td> </tr> </tbody> </table>				Payments		TOTAL EDUCATION TAX	F	1	10/10/2023	EDUCATION STATE PAYMENT	0.00			EDUCATION NET TAX DUE	329.05	2	02/10/2024					TAX SUMMARY				Municipal + Education				TOTAL TAX	428.61			TOTAL STATE PAYMENT	0.00			TOTAL NET TAX DUE	G 428.61
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