

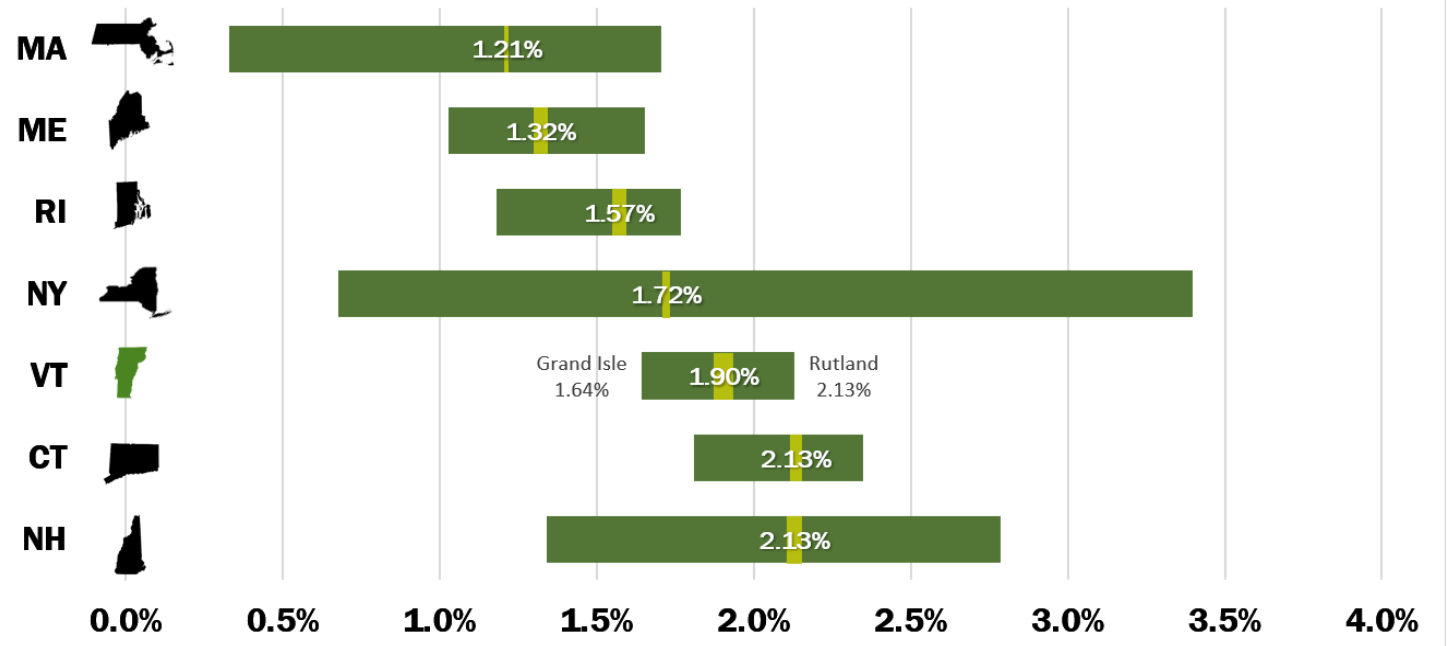
Comparing Vermont Property Taxes to Peer States

Property Tax Rate Estimates

How do Vermont’s property taxes compare with property taxes in our neighboring states? In practice, property taxes even in the same state vary from county to county—so how do those ranges compare throughout the Northeast? The infographic below answers these questions by directly comparing estimates for median effective property tax rates statewide and by providing a range of estimated median tax rates for counties within each state.

The dark green bands represent the range of effective property tax rates between the lowest and highest tax-rate counties in each state. The light green bands represent the median effective property tax rate for the state, given as a margin-of-error range since the median-valued home may not pay the median tax amount. These estimates are based on the most authoritative figures available from US Census data for median home value and median real estate taxes paid after any exemptions and adjustments¹.

Median Tax Rate in High And Low Tax-Rate Counties in Vermont and Peer States










Note: Tax rate is computed as median real estate taxes paid / median home value

¹ For median home value of and median real estate taxes paid for owner-occupied housing units, see [American Communities Survey 2020 5-year estimates, tables B25077 and B25103, respectively \(data.census.gov/cedsci/\)](https://www.census.gov/cedsci/)

Credits and Adjustments to Property Taxes

Each of the states included in this analysis provide some kind of property tax relief to lower property tax burdens for certain income- and/or age-qualified households. We summarize the scope and extent of these relief programs in the table below, which draws on state records and data collected by the Lincoln Institute of Land Policy.

Summary of Property Tax Credit and Adjustment Programs from Vermont and Peer States

State	 ME	 MA	 RI	 VT	 CT	 NY	 NH
Age Restrictions	All ages	65+	65+	All Ages	65+ or claiming dependent(s)	All ages	All ages
2021 Benefit Limits	\$1,500 for seniors, \$1,000 otherwise	\$1,130 per tax return	\$415 per tax return	The maximum benefit offered from the Vermont Property Credit Claim is \$8,000.	\$200 for non-seniors, \$1,250 for married seniors and \$1,000 for single seniors.	For 2022, maximum exemption depends on municipality and school district; average maximum \$627 with range from \$11 to \$2645. Additional programs for households 65+ and very low income households.	Up to 100% of taxes refunded for those earning <\$20k for single filers or <\$40k for head-of-household or married joint filers. Covers only first \$100K of property value.
Tax Credit or Bill Adjustment	Tax Credit	Tax Credit	Tax Credit	Bill Adjustment	Tax Credit	Tax Credit	Tax Credit
Would the median-income household (2020 Census) in this state qualify for this benefit?	No; disqualified by income restrictions.	No; disqualified by age & income restrictions.	No; disqualified by income restrictions.	Yes. Median household qualifies for this benefit.	Yes. Median household qualifies for this benefit (if not Married Filing Separately).	Yes. Median household qualifies for this benefit.	No; disqualified by income restrictions.
Average Benefit Received (For most recent year available)	For FY22, Maine DoR predicts approximately 54,000 taxpayers (7.5% by 2021 filers count) to receive an average credit of \$655.	In 2020, 101,476 households (3% of taxpayers) received an average benefit of \$956.	In 2020, 11,976 households (2.2% of taxpayers) received an average benefit of \$283.	In 2021, 116,469 households (33.4% of taxpayers) received an average benefit of \$1,609.	In 2020, 407,929 households (24% of taxpayers) received an average benefit of \$155.	In 2021, over 1.6 million households (15.8% of taxpayers) received an average benefit of \$644. Households 65+ (5.6% of taxpayers) received an average benefit of \$1,416.	In 2020, 5,572 households (0.7% of taxpayers) received an average benefit of \$144.

Sources

- [Residential Property Tax Relief Programs \(lincolnst.edu/research-data\)](https://lincolnst.edu/research-data) - Lincoln Institute of Land Policy; search for programs in 2020; Benefit Type=Circuit Breaker, Credit; Eligibility=Age, Homeowner, Income ceiling, Principal residence, Property value limit
- State Eligibility Requirements: ME: [Property Tax Fairness Credit Summary \(maine.gov/revenue\)](https://maine.gov/revenue) Maine Revenue Services; MA: [Massachusetts Senior Circuit Breaker Tax Credit \(mass.gov/info-details\)](https://mass.gov/info-details); RI: [Personal Income Tax Forms | RI Division of Taxation \(tax.ri.gov\)](https://tax.ri.gov) "RI-1040H"; VT: [Forms And Instructions | Department Of Taxes \(tax.vermont.gov\)](https://tax.vermont.gov) "HS-122, HI-144"; CT: [Individual Income Tax Forms \(portal.ct.gov\)](https://portal.ct.gov) "CT-1040" Under "Instruction Booklets", [Circuit Breaker For Elderly Or Disabled Homeowners | Lincoln Institute Of Land Policy \(lincolnst.edu\)](https://lincolnst.edu); NY: [STAR Eligibility \(tax.ny.gov\)](https://tax.ny.gov); NH: [Taxpayer Assistance | NH Department Of Revenue Administration \(revenue.nh.gov\)](https://revenue.nh.gov)
- Average Benefit Data: ME: [Office Of Tax Policy | Maine Revenue Services \(lincolnst.edu\)](https://lincolnst.edu) "2021 Tax Expenditure Report"; MA: [DOR Press Releases And Reports | Mass.Gov \(mass.gov\)](https://mass.gov) "Senior Circuit Breaker Credit Usage By Town (2001-2020)"; RI: [Reports | RI Department Of Revenue \(tax.ri.gov\)](https://tax.ri.gov) "2022 Tax Expenditures Report"; VT: [Property Tax Credit Statistics | Department Of Taxes \(tax.vermont.gov\)](https://tax.vermont.gov) "Property Tax Credits" Under "PDF Report" In 2021; CT: [2020 Individual Income Tax Report \(portal.ct.gov\)](https://portal.ct.gov) "2020 CT-1040 & CT1040NR/PY Income Tax Data"; NY: [NYS School Tax Relief \(Star\) Reimbursement By County: Beginning Levy Year 1998 | State Of New York \(data.ny.gov\)](https://data.ny.gov); NH: [Reports | NH Department Of Revenue Administration \(revenue.nh.gov\)](https://revenue.nh.gov) "2021 Annual Report"; For Total # Taxpayers, [SOI Tax Stats - Number Of Returns Filed, By Type Of Return And State And Fiscal Year - IRS Data Book Table 3 | Internal Revenue Service \(irs.gov/statistics/\)](https://irs.gov/statistics/)

Source References and Supporting Material for the Analysis

Census Definitions³

Household: “A household includes all the people who occupy a housing unit... A housing unit is a house, an apartment, a mobile home, a group of rooms, or single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other people in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living arrangements.”

Income of Households: “This includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not.”

Owner-Occupied (housing unit): “A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner or co-owner must live in the unit and usually is Person 1 on the questionnaire.

Real estate taxes: “...the total amount of all real estate taxes on the entire property (land and buildings) payable to all taxing jurisdictions, including special assessments, school taxes, county taxes, and so forth. Real estate taxes include state, local, and all other real estate taxes even if delinquent, unpaid, or paid by someone who is not a member of the household. However, taxes due from prior years are not included. If taxes are paid on other than a yearly basis, the payments are converted to a yearly basis.

³[American Community Survey and Puerto Rico Community Survey 2021 Subject Definitions \(census.gov\)](https://www.census.gov/hhes/americancommunitysurvey/2021/subject-definitions)

Median Income and Median Taxes by State and County⁴

State Effective Tax Rate

State	Median Home Value	Median Taxes Paid	Tax Rate
New Hampshire	\$ 272,300	\$ 5,796	2.13%
Connecticut	\$ 279,700	\$ 5,966	2.13%
Vermont	\$ 230,900	\$ 4,392	1.90%
New York	\$ 325,000	\$ 5,590	1.72%
Rhode Island	\$ 276,600	\$ 4,345	1.57%
Maine	\$ 198,000	\$ 2,614	1.32%
Massachusetts	\$ 398,800	\$ 4,836	1.21%

Lowest Effective Tax Rate Counties

State	County	Median Home Value	Median Taxes Paid	Tax Rate
New Hampshire	Carroll	\$ 251,400	\$ 3,369	1.34%
Connecticut	Fairfield	\$ 433,000	\$ 7,832	1.81%
Vermont	Grand Isle	\$ 287,200	\$ 4,721	1.64%
New York	Kings	\$ 734,800	\$ 4,980	0.68%
Rhode Island	Newport	\$ 399,500	\$ 4,714	1.18%
Maine	Hancock	\$ 218,000	\$ 2,240	1.03%
Massachusetts	Nantucket	\$ 1,117,300	\$ 3,691	0.33%

Highest Effective Tax Rate Counties

State	County	Median Home Value	Median Taxes Paid	Tax Rate
New Hampshire	Sullivan	\$ 174,400	\$ 4,857	2.78%
Connecticut	Hartford	\$ 242,900	\$ 5,707	2.35%
Vermont	Rutland	\$ 174,800	\$ 3,721	2.13%
New York	Orleans	\$ 101,400	\$ 3,445	3.40%
Rhode Island	Kent	\$ 247,700	\$ 4,382	1.77%
Maine	Androscoggin	\$ 166,600	\$ 2,756	1.65%
Massachusetts	Hampden	\$ 216,100	\$ 3,684	1.70%

⁴For median home value of and median real estate taxes paid for owner-occupied housing units, see [American Communities Survey 2020 5-year estimates, tables B25077 and B25103, respectively: \(data.census.gov/cedsci/\)](https://data.census.gov/cedsci/)