

12 : Waitsfield

Proposed FY12 homestead tax rate = \$0.87
 Proposed FY12 education payment = \$8,544
 Base income percent = 1.80%

FY2012 ESTIMATED NET EDUCATION TAX AMOUNTS FOR A HOUSE AND UP TO TWO ACRES

ESTIMATES ONLY

District: **Waitsfield**
 County: **Washington**

LEA: **T217**
 S.U. : **Washington West S.U.**

member of: **Harwood UHSD**

FY2012 compared to prior years

	Act 68 (Act 130) FY2009 Actual	Act 68 (Act 130) FY2010 Actual	Act 68 (Act 130) FY2011 Actual	Act 68 (Act 130) FY2012 Local	Act 68 (Act 130) FY2012 UHS	Act 68 (Act 130) FY2012 UES	Act 68 (Act 130) FY2012 Proposed
Budgeted expenditures	2,099,637	2,163,294	2,115,826	2,149,589	12,005,768		
District education spending per eq. pupil	11,964	13,309	12,721	12,669	12,634		
State average spending per eq. pupil	11,599	11,639	-				12,227
Equalized education homestead tax rate				1.2900	1.2865		
Municipal equalized pupil ratios at school districts.....				52.66%	47.34%		
Pro-Rated equalized education homestead tax rates.....	1.2612	1.2821	1.2681	0.6793	0.6090		1.2883
Common Level of Appraisal (CLA)	106.58%	98.80%	96.52%				101.57%
Estimated rates on homestead tax bill	1.1834	1.2977	1.3138	0.6688	0.5996		1.2684
Household income percentage (HIP)	2.61%	2.68%	2.65%	1.41%	1.26%		2.67%

The base homestead tax rate is under discussion between the Legislature and the Administration. A base rate of \$0.87 has been used for this scenario, but the final base rate may be either higher or lower.

The FY2012 state average is based only on those preliminary budgets submitted to DOE as of 23-Feb-2011.

FY11 HIP used for FY12 tax adjustment calculation

2.65%

The homestead education tax table below estimates the amount taxpayers will pay on their housesite in FY2012.

Education tax amounts shown below apply to a house and up to two acres but do not include any municipal rebates nor additional credits.

1. Find the row with the listed housesite value closest to your housesite value (house and up to two acres).
2. Find the column that most closely approximates your 2010 household income.
3. Where the two intersect is an approximation of the education taxes owed in FY2012 for your housesite.

Listed FY2012 Housesite Value	2010 Vermont Household Income									
	30,000	40,000	47,000	50,000	60,000	70,000	80,000	90,000	100,000	105,000
\$ 50,000	444	444	444	634	634	634	634	634	634	634
\$ 75,000	761	761	761	951	951	951	951	951	951	951
\$ 100,000	749	1,014	1,078	1,268	1,268	1,268	1,268	1,268	1,268	1,268
\$ 120,000	740	1,005	1,191	1,270	1,522	1,522	1,522	1,522	1,522	1,522
\$ 140,000	732	997	1,183	1,262	1,527	1,776	1,776	1,776	1,776	1,776
\$ 160,000	722	987	1,173	1,252	1,517	1,782	2,029	2,029	2,029	2,029
\$ 180,000	713	978	1,164	1,243	1,508	1,773	2,038	2,283	2,283	2,283
\$ 200,000	704	969	1,155	1,234	1,499	1,764	2,029	2,385	2,537	2,537
\$ 220,000	695	960	1,146	1,225	1,490	1,755	2,020	2,639	2,790	2,790
\$ 240,000	686	951	1,137	1,216	1,481	1,746	2,011	2,893	3,044	3,044
\$ 260,000	677	942	1,128	1,207	1,472	1,737	2,002	3,147	3,298	3,298
\$ 280,000	668	933	1,119	1,198	1,463	1,728	1,993	3,400	3,552	3,552
\$ 300,000	659	924	1,110	1,189	1,454	1,719	1,984	3,654	3,805	3,805
\$ 320,000	650	915	1,101	1,180	1,445	1,710	1,975	3,908	4,059	4,059
\$ 340,000	641	906	1,092	1,171	1,436	1,701	1,966	4,162	4,313	4,313
\$ 360,000	631	896	1,082	1,161	1,426	1,691	1,956	4,415	4,566	4,566
\$ 380,000	623	888	1,074	1,153	1,418	1,683	1,948	4,669	4,820	4,820
\$ 400,000	614	879	1,065	1,144	1,409	1,674	1,939	4,923	5,074	5,074

Without education tax adjustments, your FY2012 tax would be:
\$ 634
\$ 951
\$ 1,268
\$ 1,522
\$ 1,776
\$ 2,029
\$ 2,283
\$ 2,537
\$ 2,790
\$ 3,044
\$ 3,298
\$ 3,552
\$ 3,805
\$ 4,059
\$ 4,313
\$ 4,566
\$ 4,820
\$ 5,074

Tax adjustment benefits phase-out for household incomes of approximately \$97,000

The maximum total adjustment is \$8,000. (32 V.S.A. § 6067)