

How does Peacham School District fund its education?

Peacham Education Fund sources

TOTAL			
RESIDENTS	\$ 885,016	39%	<i>ONLY 39% of Education Needs are paid by RESIDENTS</i>
NON-RESIDENTS	\$ 1,143,635	50%	
GEN EDUCATION FUND	\$ 255,754	11%	
	<u>\$ 2,284,405</u>		<i>61% of Education Needs are paid by NON Residents</i>

RESIDENT Homestead Demographics

INCOME GROUPING	Peacham		
Less than \$47,000	35	13%	Pay ONLY a flat 2.0% of their Income
Greater than \$47K, Less than \$90K	148	57%	Pay the FY24 Income Sensitive rate of 3.15% on their Income
Greater than \$90K, Less than \$137K	23	9%	Pay a combination of Income Sensitive rate & Homestead Tax Rate
Greater than \$137K	55	21%	Pay the Full Homestead Tax Rate of: \$2.00 or \$2,000 per \$100,000 of Housesite Value
Total	<u>261</u>		<i>70% of Peacham Residents pay Either 2.0% or 3.15% of their Income for Property Taxes</i>

2.00%  3.15%  \$2.00

PEACHAM		Homestead Income					
Homestead Value	\$ 35,000	\$ 47,000	\$ 60,000	\$ 90,000	\$ 120,000	\$ 137,001	
\$ 50,000	\$ 700	\$ 940	\$ 1,890	\$ 2,835	\$ 3,780	\$ 999	
\$ 100,000	\$ 700	\$ 940	\$ 1,890	\$ 2,835	\$ 3,780	\$ 1,998	
\$ 150,000	\$ 700	\$ 940	\$ 1,890	\$ 2,835	\$ 3,780	\$ 2,996	
\$ 200,000	\$ 700	\$ 940	\$ 1,890	\$ 2,835	\$ 3,780	\$ 3,995	
\$ 225,000	\$ 700	\$ 940	\$ 1,890	\$ 2,835	\$ 3,780	\$ 4,495	
\$ 250,000	\$ 700	\$ 940	\$ 1,890	\$ 2,835	\$ 4,279	\$ 4,994	
\$ 300,000	\$ 700	\$ 940	\$ 1,890	\$ 2,835	\$ 5,278	\$ 5,993	
\$ 350,000	\$ 700	\$ 940	\$ 1,890	\$ 2,835	\$ 6,277	\$ 6,992	
\$ 400,000	\$ 700	\$ 940	\$ 1,890	\$ 2,835	\$ 7,276	\$ 7,991	
\$ 450,000	\$ 1,699	\$ 1,939	\$ 2,889	\$ 3,834	\$ 8,274	\$ 8,989	
\$ 500,000	\$ 2,698	\$ 2,938	\$ 3,887	\$ 4,832	\$ 9,273	\$ 9,988	
\$ 550,000	\$ 3,696	\$ 3,936	\$ 4,886	\$ 5,831	\$ 10,272	\$ 10,987	
\$ 600,000	\$ 4,695	\$ 4,935	\$ 5,885	\$ 6,830	\$ 11,271	\$ 11,986	

\$2.00 

70% of Peacham Residents pay Either 2.0% or 3.15% of their Income for Property Tax

**Peacham School District
Three year tax comparison**

<i>General Fund</i>	FY23 BUDGET	FY24 BUDGET	FY25 BUDGET
Total Expenditures	2,108,382	2,292,405	2,675,594
less all other Revenues	(87,741)	(89,741)	(82,500)
= Total Education Spending	2,020,641	2,202,664	2,593,094
Equalized Pupils / LTW ADM Pupils (1)	100.12	96.62	159.86
Education Spending per Pupil	20,182	22,797	16,221
<i>Excess Spending Threshold</i>	19,977	22,204	TBD
Residential Homestead Property Yield	13,314	15,479	9,769
Equalized (Pre-CLA) Homestead Tax Rate	\$ 1.52	\$ 1.47	\$ 1.66
Residential Homestead Income Yield	15,948	17,600	10,300
Equalized (Pre-CLA) Income Tax Rate	\$ 1.27	\$ 1.30	\$ 1.57
Common Level of Appraisal (CLA)	95.83%	88.53%	83.12%
Homestead Residential Tax Rate	\$ 1.58	\$ 1.66	\$ 2.00
Tax Increase/(decrease)	(0.14)	0.08	0.33
% Tax Increase/(decrease)	-8%	5%	20%
Income Sensitive Tax Rate	2.53%	2.59%	3.15%
Equalized (Pre-CLA) Non Residential Rate	1.48	1.39	1.44
Non Residential Tax Rate	\$ 1.55	\$ 1.57	\$ 1.73
Increase (Decrease) in Education Spending	(8,772)	182,023	390,430
1 cent on Tax Rate =	12,774	13,240	12,981

Peacham Tax Impact Year over Year

December 20, 2023	FY23 Budget		FY24 Budget		FY25	Tax
	FINAL	ACTUAL	FINAL	ACTUAL	Proposed	Change
Education spending	2,020,641		2,202,664		2,593,094	0.08
Equalized / LTW ADM pupils	100.12		96.62		159.86	-0.17
CLA	95.83%		88.53%		83.12%	0.03
Excess spending Threshold	19,977		22,204		TBD	
Property Yield (set by Legislature)	\$13,314		\$15,479		\$9,769	0.25
Homestead tax rate	\$1.00		\$1.00		\$1.00	
Amount per pupil	\$20,182		\$22,797		\$16,221	
Penalty Amt per Pupil	\$205		\$593		\$0	
Equalized Pre-CLA Homestead Tax Rate	\$1.52		\$1.47		\$1.66	\$0.19
Penalty	\$0.0000		\$0.0000		\$0.0000	
Homestead Tax Rate	\$1.58		\$1.66		\$2.00	\$0.33
Income Yield (set by Legislature)	\$15,948		\$17,600		\$10,300	
Income Sensitive Tax Rate	2.53%		2.59%		3.15%	0.56%
Equalized (Pre-CLA) Non Residential Rate	1.48		1.39		1.44	0.06
Non Residential Tax Rate	\$1.55		\$1.57		\$1.73	\$0.17

Peacham

Estimated Tax Rates Calculation	PROPOSED FY25 BUDGET	FINAL FY24 BUDGET	FINAL FY23 BUDGET
Budgeted Expenditures	1 \$2,675,594	\$2,292,405	\$2,108,382
Less: Local Revenues	2 (82,500)	(89,741)	(87,741)
Net Education Fund Spending	3 2,593,094	2,202,664	2,020,641
Equalized Pupils / LTW ADM Pupils (1)	4 159.86	96.62	100.12
Education spending per pupil	16,221 Line 3 / Line 4	22,797	20,182
Excess Spending Threshold per pupil	TBD	22,204	19,977
Per pupil amount above threshold	0	0	205
Education spending per pupil w/ Penalty	5 16,221	22,797	20,387
Education spending per pupil (NO PENALTY)	16,221	22,797	20,182
Property Yield (2)	6 9,769 Initial amount for bas	15,479	13,314
Income Yield (2)	7 10,300	17,600	15,948
Equalized (Pre-CLA) Homestead Tax Rate	8 166.05% Line 5 / Line 6	147.28%	151.59%
Equalized (Pre-CLA) Income Tax Rate	9 157.49% Line 5 / Line 7	129.53%	126.55%
Statewide Residential Property Tax Rates (2)	10 \$1.000	\$1.000	\$1.000
District Property spending adjustment factor	166.05% Line 7 calculation	147.28%	151.59%
Equalized (Pre-CLA) Homestead Tax Rate	11 \$1.66 Line 8 x Line 7	\$1.47	\$1.52
Common Level of appraisal adjustment (3)	83.12%	88.53%	95.83%
Homestead Residential Tax Rate	\$2.00 Line 11 / CLA	\$1.66	\$1.58
Change from Prior Year Actual Tax Rate	<u>\$0.33</u>	<u>\$1.66</u>	<u>-\$0.14</u>
Income Sensitive Tax Rate	12 3.15% Line 9 x 2/100	2.59%	2.53%
Equalized (Pre-CLA) Non Residential Rate (2)	\$1.442	\$1.386	\$1.482
Common Level of appraisal adjustment	83.12%	88.53%	95.83%
Non Residential Tax Rate	<u>\$1.73</u>	<u>\$1.57</u>	<u>\$1.55</u>

Notes:

(1) AOE Pupil Counts have dramatically changed and cannot be compared between FY24 & FY25. As a result the cost per pupil calculation can NOT be compared

(2) Amounts are based on the suggested amounts of the Governor to the Legislature on Dec 1, 2023 and are subject to final approval or change by the 2024 Legislative session.

(3) Common level of appraisal percentage is calculated by VT Department of Taxes, Division of Property Valuation and Review and CLA figure received January 2, 2024

Property Taxes Based on Home Value

	\$ 100,000	\$ 150,000	\$ 100,000	\$ 150,000	\$ 100,000	\$ 150,000
Property Value	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500	\$ 1,000	\$ 1,500
Grand List @ 1%	\$ 2.00	\$ 2.00	\$ 1.66	\$ 1.66	\$ 1.58	\$ 1.58
Residential Tax Rate (See Estimated Tax Calculation)	<u>\$ 1,997.67</u>	<u>\$ 2,996.50</u>	<u>\$ 1,663.60</u>	<u>\$ 2,495.39</u>	<u>\$ 1,581.82</u>	<u>\$ 2,372.74</u>
Estimated Residential Education Property Tax	\$ 334.07	\$ 501.10	\$ 1,663.60	\$ 2,495.39	\$ (142.05)	\$ (213.07)
Increase (Decrease) in taxes from prior year	20.08%	20.08%	105.17%	105.17%	-8.24%	-8.24%
Percent Change from prior year						

Property Taxes Based on Household Income

	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Household Income	\$ 1,574.86	\$ 1,574.86	\$ 1,295.29	\$ 1,295.29	\$ 1,265.50	\$ 1,265.50
Income Sensitivity Rate	3.15%	3.15%	2.59%	2.59%	2.53%	2.53%
Maximum Residential Education Property Tax	<u>\$ 279.56</u>	<u>\$ 279.56</u>	<u>\$ 29.79</u>	<u>\$ 29.79</u>	<u>\$ (202.57)</u>	<u>\$ (202.57)</u>
Increase (Decrease) in taxes from prior year	21.58%	21.58%	2.35%	2.35%	-13.80%	-13.80%
Percent Change from prior year						