

<b>Charlotte Property Taxes</b>	<b>Property Value</b>	<b>FY '23 (1)</b>	<b>Property Value</b>	<b>Revised FY '24 (1)</b>	<b>Increase over FY '23</b>
Grand List (2)		\$ 9,408,460		\$ 11,517,168	22%
Municipal Tax Rate (3)		\$ 0.2422		\$ 0.2142	-12%
Total to be raised by Municipal Taxes (4)		\$2,278,651		\$ 2,466,554	8%
Homestead Education Tax Rate (3)		\$1.5062		\$1.3000	-14%
Total to be raised by Education Taxes		\$14,171,022		\$14,972,318	6%

<b>\$350,000 Home</b>	<b>FY '23</b>	<b>Total Taxes</b>	<b>FY '24 (5)</b>	<b>Total Taxes</b>	<b>Increase over FY '23</b>
Municipal Taxes	\$ 286,000	\$ 693	\$ 350,000	\$ 750	8%
Homestead Education Taxes	\$ 286,000	\$ 4,308	\$ 350,000	\$ 4,550	6%
Total Property Taxes		\$ 5,000		\$ 5,300	6%

<b>\$500,000 Home</b>	<b>FY '23</b>	<b>Total Taxes</b>	<b>FY '24 (5)</b>	<b>Total Taxes</b>	<b>Increase</b>
Municipal Taxes	\$ 408,500	\$ 989	\$ 500,000	\$ 1,071	8%
Homestead Education Taxes	\$ 408,500	\$ 6,153	\$ 500,000	\$ 6,500	6%
Total Property Taxes		\$ 7,142		\$ 7,571	6%

<b>\$750,000 Home</b>	<b>FY '23</b>	<b>Total Taxes</b>	<b>FY '24 (5)</b>	<b>Total Taxes</b>	<b>Increase</b>
Municipal Taxes	\$ 612,500	\$ 1,483	\$ 750,000	\$ 1,607	8%
Homestead Education Taxes	\$ 612,500	\$ 9,225	\$ 750,000	\$ 9,750	6%
Total Property Taxes		\$ 10,709		\$ 11,357	6%

**Notes:**

- Charlotte's fiscal year runs from July 1 of one year until June 30 of the next year. FY '23 ends June 30, 2023; FY '24 starts July 1, 2023, and ends June 30, 2024.
- Grand List is defined as the total value of all taxable properties in Charlotte divided by 100.  
The FY '24 Grand List number is an estimate, pending completion of the town-wide reappraisal process.
- The municipal tax rate and the homestead education tax rate are estimates that assume the Grand List will increase by 22%.  
The final tax rates will be determined once reappraisals are completed.
- The total to be raised in FY '24 by municipal taxes (which includes the library and CVFRS budgets) is \$165,885 less than the amount voted down on Town Meeting Day.
- FY '24 property values assume an average 22% increase in assessed values over current property values.