



**To:** Peter Souza, Town Manager  
James Bourke, Finance Director

**From:** Lawrence LaBarbera, CCMA II, Town Assessor

**Date:** January 31, 2017

**Subject:** October 1, 2016 Grand List

The October 1, 2016 Net Taxable Grand List totals **\$2,886,746,036** which is a decrease of **\$37,696,679** or **-1.29%** compared to last year's total. Real Property and Personal Property contributed similarly to the reduction. The Motor Vehicle Grand List increased slightly compared to 2015.

**I. REAL ESTATE**

The Real Estate portion of the October 1, 2016 Grand List totals **\$2,242,852,652** which is a decrease of **\$19,778,905** or **-0.87%** over last year. This is primarily due to the tax agreement beginning for the Amazon distribution facility. The decrease is partially offset by construction of the Windsor Station apartment complex and a reduction of the abatement on the Dollar Tree facility.

The major changes to this year's Grand List are shown below: (increases are new construction and assessment agreements; the decreases are from an assessment agreement and a farmland exemption).

<u>Property Address</u>	<u>Owner Name</u>	<u>Grand List Change</u>
99 International Drive	Dollar Tree Distribution Inc.	\$3,994,510
69 Mechanic St	Olde Windsor Station LLC	\$1,934,440
184 Windsor Ave	One Hundred Eighty Four LLC	\$1,349,285
545 Marshall Phelps Rd	LPD (CT) QRS 16-132 Inc.	\$440,610
827 Marshall Phelps Rd	Service Steel Aerospace Corp.	\$369,460
1 Emerson Dr. South	Genesis Health Ventures	\$350,000
770 Bloomfield Ave	TLD Ace Corporation	\$315,490
801 Bloomfield Ave	Bill Selig Ford	\$304,080
200 Old Iron Ore Rd	KTR, CT, LLC (Amazon)	(\$32,981,850)
10 Great Pond Dr.	Old Roots LLC	(\$528,360)

**II. PERSONAL PROPERTY**

The Personal Property portion of the October 1, 2016 Grand List totals **\$438,291,434** which is a decrease of **22,767,369**, or **-4.94%** from last year. There are 1,287 accounts, up from last year's 1,279.

The top 50 assessments comprise 81% of the Personal Property Grand List.

The major changes to this year's Grand List are shown below:

<u>Company</u>	<u>Description of Property</u>	<u>Grand List Change</u>
Novitex Enterprise Solutions	Leasing Company	\$7,976,024
Alstom Inc.	Power Company	\$4,527,486
Williams Advanced Materials	Manufacturing Company	\$2,792,376
Hartford Fire Insurance	Financial Services	\$2,205,964
Aetna Life Insurance	Financial Services	\$1,641,942
IBM Credit LLC	Leasing Company	(\$16,879,458)
Banc of America Leasing	Leasing Company	(\$3,805,277)
Cigna Corporation	Financial Services	(\$2,815,632)
Wellington Management	Financial Services	(\$2,703,292)
Amazon.com DECD LLC	Warehouse/Distribution	(\$2,473,559)

### III. MOTOR VEHICLES

The Motor Vehicle portion of the October 1, 2016 Grand List totals **\$205,601,950** which is an increase of **\$4,849,595** or **2.42%** over last year. This year, according to information provided to us by the Connecticut Department of Motor Vehicles, there are 26,906 registered motor vehicles in Windsor, up from last year's 26,525.