



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

From: Lawrence LaBarbera, CCMA II, Town Assessor

Date: January 31, 2018

Subject: October 1, 2017 Grand List

The October 1, 2017 Net Taxable Grand List totals **\$2,959,804,028** which is an increase of **\$73,061,842** or **2.53%** compared to last year's total. Personal Property was a large part of this increase primarily due to the retro-fit of the Amazon distribution facility. Real Property contributed as well with several large additions and new buildings. The Motor Vehicle Grand List increased slightly compared to 2016.

I. REAL ESTATE

The Real Estate portion of the October 1, 2017 Grand List totals **\$2,272,908,077** which is an increase of **\$30,059,275** or **1.34%** over last year. This is primarily due to reductions in the tax abatements on the Dollar Tree and Amazon facilities. The increase is also from construction of the Windsor Station apartment complex, a new building on Stone Road and additions/renovations to other commercial/industrial properties.

The major changes to this year's Grand List are shown below: (increases are new construction and assessment agreements; the decrease is from a building demolition).

<u>Property Address</u>	<u>Owner Name</u>	<u>Grand List Change</u>
99 International Drive	Dollar Tree Distribution Inc.	\$9,986,270
175 Addison Road	Addison Property Owner LLC	\$5,443,550
200 Old Iron Ore Road	Deka Immobilien (Amazon)	\$2,965,965
69 Mechanic Street	Olde Windsor Station LLC	\$2,743,870
330 Stone Road	River Bend Development LLC	\$2,233,840
28 Day Hill Road	LSREF4 Skyline CT (Marriott)	\$1,301,090
175 Great Pond Drive	Meyer-Windsor LLC	\$1,157,380
101 Baker Hollow Road	KAD Windsor Realty LLC	\$487,900
570 Pigeon Hill Road	Aetna Life Insurance Co	\$455,000
26 Poquonock Ave	Sachdev, Mohan C DVM	(\$284,760)

II. PERSONAL PROPERTY

The Personal Property portion of the October 1, 2017 Grand List totals **\$479,304,191** which is an increase of **41,012,757** or **9.36%** from last year. There are 1,280 accounts, down from last year's 1,287. The top 50 assessments comprise 82% 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>
Amazon.com DECD LLC	Warehouse/Distribution	\$49,612,014
SCA Pharmaceuticals	Manufacturing	\$12,517,465
Connecticut Light & Power	Power Company	\$10,921,248
United Parcel Service	Warehouse/Distribution	\$2,740,867
Hartford Fire Insurance	Financial Services	\$2,059,092
Voya Retirement Insurance	Financial Services	\$1,893,815
IBM Credit LLC	Leasing Company	(\$12,275,224)
Cellco Partnership	Telecommunications	(\$8,551,946)
Novitex Enterprise Solutions	Leasing Company	(\$5,248,435)
Cigna Corporation	Financial Services	(\$4,684,168)

III. MOTOR VEHICLES

The Motor Vehicle portion of the October 1, 2017 Grand List totals **\$207,591,760** which is an increase of **\$1,989,810** or **0.97%** over last year. This year, according to information provided to us by the Connecticut Department of Motor Vehicles, there are 26,876 registered motor vehicles in Windsor, down slightly from last year's 26,906.