



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

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

Date: January 29, 2021

Subject: October 1, 2020 Grand List

The October 1, 2020 Net Taxable Grand List totals **\$3,212,253,012** which is an increase of **\$58,379,243** or **1.85%** compared to last year's total. Real Property increased primarily due to reductions in tax abatements and the various ongoing new construction projects. Personal Property increased slightly with some large investments that offset the regular depreciation. The Motor Vehicle Grand List increased compared to 2019 despite having less vehicles.

I. REAL ESTATE

The Real Estate portion of the October 1, 2020 Grand List totals **\$2,487,437,001** which is an increase of **\$44,326,424** or **1.81%** over last year. This increase is primarily due to new construction at the Amazon Facility on Kennedy Rd, Great Pond Village apartments, the Verizon facility and Poquonock Commons. The reduction of the tax agreements on Amazon's Warehouse and Olde Windsor Apartments also contributed to the increase. The three reductions are Superior Court assessment appeals.

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

<u>Property Address</u>	<u>Owner Name</u>	<u>Grand List Change</u>
1215 Kennedy Rd	Amazon.com Services LLC	\$12,597,760
100 Lexington Street	Eastpointe Great Pond Owner LLC	\$6,647,060
1201 Kennedy Rd	Amazon.com Services LLC	\$5,826,450
Various	Poquonock Commons Subdivision	\$3,698,410
482 Pigeon Hill Road	Cellco Partnership	\$3,602,970
200 Old Iron Ore Rd	Amazon Distribution Warehouse	\$3,490,253
69 Mechanic St	Olde Windsor Station	\$2,432,220
111 Newport Rd	Eastpointe Great Pond Owner LLC	\$1,956,920
80 International Dr.	Walgreen Eastern Co Inc.	(\$1,128,120)
9 Griffin Rd North	Connecticut General Life Ins.	(\$736,890)
80 Lamberton Rd	80 Lamberton Rd Realty Co LLC	(\$443,870)

II. PERSONAL PROPERTY

The Personal Property portion of the October 1, 2020 Grand List totals **\$498,516,881** which is an increase of **7,574,897** or **1.54%** over last year. The major increases were offset by dispositions and regular depreciation. There are 1,258 accounts, down from last year's 1,272. The top 50 accounts comprise 83% 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>
DGI Menard Inc.	Construction Company	\$7,481,787
Walgreen Eastern Co.	Warehouse/Distribution	\$4,757,791
MCI Metro Access Trans	Telecommunications	\$3,052,579
Cigna Health & Life Insurance Co.	Financial Services	\$2,452,087
Aetna Life Insurance Company	Financial Services	\$2,001,550
EMC Corporation	Financial Services	\$1,978,558
Talcott Life Resolution Ins. Co.	Financial Services	\$1,937,416
Pierce Builders	Construction Company	\$1,850,420
Blue Line Food Service Dist.	Warehouse/Distribution	\$1,728,218
Dollar Tree Distribution	Warehouse/Distribution	\$1,623,630
IBM Credit Corporation	Leasing Company	(\$1,326,999)
Global Capital LTD	Leasing Company	(\$1,798,908)
Amazon & Amazon Logistics	Warehouse/Distribution	(\$9,892,530)

III. MOTOR VEHICLES

The Motor Vehicle portion of the October 1, 2020 Grand List totals **\$226,299,130** which is an increase of **\$6,477,922** or **2.95%** from last year. This year, according to information provided to us by the Connecticut Department of Motor Vehicles, there are 26,280 registered motor vehicles in Windsor, down from last year's 27,420. The decrease in the number of vehicles is partially due to delayed registrations as a result of the Governor's Executive Orders relating to the pandemic. The increased assessment is due to revised NADA pricing guides and an increase in the number of newer vehicles on the Grand List.