



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

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

Date: January 31, 2022

Subject: October 1, 2021 Grand List

The October 1, 2021 Net Taxable Grand List totals **\$3,316,231,394** which is an increase of **\$104,041,312** or **3.24%** compared to last year's total. Real Property increased due to new construction and the reductions in tax abatements. Personal Property decreased primarily due to the lack of major investments which normally offset regular depreciation. The Motor Vehicle Grand List increased compared to 2020 both in value and number of vehicles.

I. REAL ESTATE

The Real Estate portion of the October 1, 2021 Grand List totals **\$2,568,301,478** which is an increase of **\$80,919,917** or **3.25%** over last year. This increase is primarily due to new construction at the Amazon Facility on Kennedy Rd, Great Pond Village apartments and Poquonock Commons. The phase-out of the tax agreement on Amazon's Day Hill Road warehouse 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>
200 Old Iron Ore Rd	Amazon Distribution Warehouse	\$34,902,525
1215 Kennedy Rd	Amazon.com Services LLC	\$29,585,150
Various Locations	Poquonock Commons	\$3,614,890
100 Lexington St	Preserve Ventures LLC	\$2,986,130
111 Newport Rd	Preserve Ventures LLC	\$2,105,320
100 Helmsford Way	PPF WE 100 Helmsford Way LLC	\$2,091,110
44 Baker Hollow Rd	Lifetree Realty LLC	\$1,666,420
110 Tradeport Dr.	Tradeport Development VII LLC	\$788,620
99 International Dr.	Dollar Tree Distribution Inc.	(\$1,791,860)
2168 Poquonock Ave	Buffalo-Windsor Assoc. LLC.	(\$961,170)
777 Day Hill Rd	777 Day Hill Road Realty Co LLC	(\$411,110)

II. PERSONAL PROPERTY

The Personal Property portion of the October 1, 2021 Grand List totals **\$458,656,856** which is a decrease of **\$39,853,522** or **7.99%** below last year. The few increases were overshadowed by dispositions and regular depreciation. There are 1,311 accounts, up from last year's 1,258. The top 50 accounts 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>
Triumph Actuation Systems LLC	Manufacturing Facility	\$3,041,142
Barnes Aerospace	Manufacturing Facility	\$2,669,511
MCI Communications Services	Telecommunications	\$1,382,631
Canon Financial Services Inc.	Leasing Company	\$982,900
Dell Equipment Funding	Leasing Company	\$926,631
Cigna Health & Life Insurance Co	Financial Services	(\$15,492,790)
IBM Credit Corporation & LLC	Leasing Company	(\$9,705,182)
Amazon & Amazon Logistics	Warehouse/Distribution	(\$5,166,464)
Cellco Partnership (Verizon)	Telecommunications	(\$2,580,693)
Westinghouse Electric	Warehouse/Distribution	(\$2,008,600)
Hartford Fire Insurance Company	Financial Services	(\$1,846,043)
Global Capital LTD	Leasing Company	(\$1,100,810)
Excela	Financial Services	(\$1,021,439)

III. MOTOR VEHICLES

The Motor Vehicle portion of the October 1, 2021 Grand List totals **\$289,273,060** which is an increase of **\$62,974,917** or **27.83%** from last year. This year, according to information provided to us by the Connecticut Department of Motor Vehicles, there are 26,585 registered motor vehicles in Windsor, up from last year's 26,280. The increase in the number of vehicles is partially due to registration renewals that were delayed as a result of the Governor's Executive Orders relating to the pandemic. The increased assessment is the result of revised JD Power pricing guides which reflect the higher cost of both new vehicles and used vehicles. The used vehicles have increased mostly due to the shortage of new vehicles.