



## RETURN TO:

Lawrence LaBarbera, CCMA II  
Windsor Assessors Office  
275 Broad St.  
Windsor, CT 06095-2994

Tel: (860) 285-1819  
Fax: (860) 285-1820

March 15, 2023

Dear Property Owner:

As the owner of an income producing property, there is certain information that is essential in the determination of the fair market value of your property. Section 12-63c of the *Connecticut General Statutes* requires all owners of income producing properties to file income and expense reports to the Assessor annually. At this time, I am requesting income and expense information from you **for the year starting January 1, 2022 and ending December 31, 2022, only**

**ALL INFORMATION FILED AND FURNISHED WITH THIS REPORT WILL REMAIN STRICTLY CONFIDENTIAL AND IS NOT OPEN TO PUBLIC INSPECTION. ANY INFORMATION RELATED TO THE ACTUAL RENTAL/INCOME AND RENTAL/ INCOME RELATED OPERATING EXPENSES SHALL NOT BE A PUBLIC RECORD AND IS NOT SUBJECT TO THE PROVISIONS OF SECTION 1-19, [FREEDOM OF INFORMATION] OF THE *CONNECTICUT GENERAL STATUTES*.**

**Please complete the enclosed forms and return them to this office on or before June 1<sup>st</sup>, 2023.**

Section 12-63c (d) of the *Connecticut General Statutes* provides for a 10% assessment penalty for any owner of an income producing property that fails to file this report, or files an incomplete or false report with the intention of misleading the Assessor as to its contents.

If you have any questions or require assistance in the preparation of this report, please feel free to contact me at (860) 285-1819.

At this time I would like to thank you for providing the income & expense information in previous years and I look forward to receiving this year's information.

Lawrence LaBarbera, CCMA II, ASA  
Town Assessor

***Please see reverse side of this page for instructions.***

# 2022 Annual Income and Expense Report Instructions

The Assessor's Office is preparing for the next revaluation of all real property located in Windsor. In order to assess your real property fairly and equitably, information regarding the property income and expenses is required. Section §12-63c of the Connecticut General Statutes requires all owners of rental real property to annually file this report. **The information filed and furnished with this report will remain confidential in accordance with §12-63c(b), which provides that actual rental and operating expenses shall not be a public record and is not subject to the provisions of Section §1-210 (Freedom of Information).**

**Please complete and return the completed form to the Windsor Assessor's Office on or before June 1<sup>st</sup>, 2023.** In accordance with Section §12-63c(d), of the Connecticut General Statutes, as amended, any owner of rental real property who fails to file this form or files an incomplete or false form with intent to mislead the Assessor, shall be subject to a penalty equal to **Ten Percent (10%)** of the assessed value of such property.

**GENERAL INSTRUCTIONS & DEFINITIONS** – Please complete this form for all rented or leased apartment, commercial, retail, industrial or combination property. Identify the property and address and provide **Annual information for the Calendar Year 2022**.

## **TYPE/USE OF LEASED SPACE:**

Indicate the type of use the leased space is being utilized for (i.e., office, retail, warehouse, restaurant, garage, etc.).

## **ESC/CAM/OVERAGE:**

**ESCALATION:** Amount, in dollars, of adjustment to base rent either pre-set or tied to the Inflation Index.

**CAM:** Income received from common area charges to tenant for common area maintenance, or other income received from the common area property.

**OVERAGE:** Additional fee or rental income. This is usually based on a percent of sales or income.

**PROPERTY EXPENSES & UTILITIES PAID BY TENANT:** Indicate the property expenses & utilities the tenant is responsible for. Abbreviations may be used (i.e., "RE" for real estate taxes & "E" for electricity).

**VERIFICATION OF PURCHASE PRICE:** Must be completed if the property was acquired on or after January 1, 2016.

**WHO SHOULD FILE** - All individuals and businesses receiving this form should complete and return this form to the Assessor's Office. If you believe that you are not required to fill out this form, please call the number listed above to discuss your special situation. All properties which are rented or leased, including commercial, retail, industrial and residential properties, except "***such property used for residential purposes, containing not more than six dwelling units and in which the owner resides***", must complete this form. If a property is partially rented and partially owner-occupied this report must be filed.

**HOW TO FILE** - Each summary page should reflect information for a single property for the calendar year 2022. If you own more than one rental property in the Town of Windsor, a separate report/form must be filed for each property. An income and expense report summary page and the appropriate income schedule must be completed for each rental property. Income Schedule A must be filed for apartment rental property and Schedule B must be filed for all other rental properties. **All property owners must sign & return this form to the Windsor Assessor's Office on or before June 1<sup>st</sup>, 2023 to avoid a Ten Percent (10%) penalty.**

**A COMPUTER PRINT-OUT IS ACCEPTABLE AS LONG AS ALL THE REQUIRED INFORMATION IS PROVIDED.**

**Return to the Assessor on or Before June 1<sup>st</sup>, 2023 to Avoid 10% Penalty.**

# 2022 Annual Income and Expense Report Summary

Owner \_\_\_\_\_

Property Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Property Address \_\_\_\_\_

City / State/ Zip \_\_\_\_\_

Check here if property is **100%** Owner Occupied

- |   |              |           |           |              |                    |               |                |
|---|--------------|-----------|-----------|--------------|--------------------|---------------|----------------|
| 1. Primary Property Use (Circle One)                    | A. Apartment | B. Office | C. Retail | D. Mixed Use | E. Shopping Center | F. Industrial | G. Other _____ |
| 2. Gross Building Area (Including Owner-Occupied Space) | _____        | _____     | _____     | _____        | _____              | _____         | _____          |
| 3. Net Leasable Area                                    | _____        | _____     | _____     | _____        | _____              | _____         | _____          |
| 4. Owner-Occupied Area                                  | _____        | _____     | _____     | _____        | _____              | _____         | _____          |
| 5. No. Of Units   | _____        | _____     | _____     | _____        | _____              | _____         | _____          |
| 6. Number of Parking Spaces                             | _____        | _____     | _____     | _____        | _____              | _____         | _____          |
| 7. Actual Year Built                                    | _____        | _____     | _____     | _____        | _____              | _____         | _____          |
| 8. Year Remodeled                                       | _____        | _____     | _____     | _____        | _____              | _____         | _____          |

## INCOME - 2022

- 9. Apartment Rental (From Schedule A) \_\_\_\_\_
- 10. Office Rentals (From Schedule B) \_\_\_\_\_
- 11. Retail Rentals (From Schedule B) \_\_\_\_\_
- 12. Mixed Rentals (From Schedule B) \_\_\_\_\_
- 13. Shopping Center Rentals (From Schedule B) \_\_\_\_\_
- 14. Industrial Rentals (From Schedule B) \_\_\_\_\_
- 15. Other Rentals (From Schedule B) \_\_\_\_\_
- 16. Parking Rentals \_\_\_\_\_
- 17. Other Property Income \_\_\_\_\_
- 18. **TOTAL POTENTIAL INCOME** (Add Line 9 Through Line 17) \_\_\_\_\_
- 19. Loss Due to Vacancy and Credit \_\_\_\_\_
- 20. **EFFECTIVE ANNUAL INCOME** (Line 18 Minus Line 19) \_\_\_\_\_

## EXPENSES - 2022

- 21. Heating/Air Conditioning \_\_\_\_\_
- 22. Electricity \_\_\_\_\_
- 23. Other Utilities \_\_\_\_\_
- 24. Payroll (Except management, repair & decorating) \_\_\_\_\_
- 25. Supplies \_\_\_\_\_
- 26. Management \_\_\_\_\_
- 27. Insurance \_\_\_\_\_
- 28. Common Area Maintenance \_\_\_\_\_
- 29. Leasing Fees/Commissions/Advertising \_\_\_\_\_
- 30. Legal and Accounting \_\_\_\_\_
- 31. Elevator Maintenance \_\_\_\_\_
- 32. Security \_\_\_\_\_
- 33. Other (Specify)\_\_\_\_\_
- 34. Other (Specify)\_\_\_\_\_
- 35. Other (Specify)\_\_\_\_\_
- 36. **TOTAL EXPENSES** (Add Lines 21 Through 35) \_\_\_\_\_
- 37. **NET OPERATING INCOME** (Line 20 Minus Line 36) \_\_\_\_\_
- 38. Capital Expenses \_\_\_\_\_
- 39. Real Estate Taxes \_\_\_\_\_
- 40. Mortgage Payment (Principal and Interest) \_\_\_\_\_
- 41. Depreciation \_\_\_\_\_
- 42. Amortization \_\_\_\_\_

**RETURN TO THE ASSESSOR ON OR BEFORE June 1<sup>st</sup>, 2023 TO AVOID 10% PENALTY**

# SCHEDULE A – 2022 APARTMENT RENT SCHEDULE

Complete this Section for Apartment Rental activity only.

UNIT TYPE	NO. OF UNITS		ROOM COUNT		UNIT SIZE SQ. FT	MONTHLY RENT		TYPICAL LEASE TERM
	TOTAL	RENTED	ROOMS	BATHS		PER UNIT	TOTAL	
EFFICIENCY								
1 BEDROOM								
2 BEDROOM								
3 BEDROOM								
4 BEDROOM								
OTHER RENTABLE UNITS								
OWNER/MANAGER/JANITOR OCCUPIED								
<b>SUBTOTAL</b>								
GARAGE/PARKING								
OTHER INCOME (SPECIFY)								
<b>TOTALS</b>								

**BUILDING FEATURES INCLUDED IN RENT**

(Please Check All That Apply)

- Heat
- Electricity
- Other Utilities
- Air Conditioning
- Tennis Courts
- Stove/Refrigerator
- Other Specify \_\_\_\_\_
- Garbage Disposal
- Furnished Unit
- Security
- Pool
- Dishwasher

# SCHEDULE B - 2022 LESSEE RENT SCHEDULE

Complete this section for all other rental activities except apartment rental.

NAME OF TENANT	LOCATION OF LEASED SPACE	TYPE/USE OF LEASED SPACE	LEASE TERM			ANNUAL RENT				PROPERTY EXPENSES & UTILITIES PAID BY TENANT
			START DATE	END DATE	LEASED SQ. FT.	BASE RENT	ESC/CAM/OVERAGE	TOTAL RENT	RENT PER SQ. FT.	
7jS_ b'W 4aTeB'g_ T]' Y	G` [f6	Retail	1/2020	1/2025	1,500	\$18,000	0	\$18,000	\$12	Electric, gas
<b>TOTAL</b>										

Copy and Attach If Additional Pages are Needed

# VERIFICATION OF PURCHASE PRICE

PURCHASE PRICE \$ \_\_\_\_\_ DOWN PAYMENT \$ \_\_\_\_\_ DATE OF PURCHASE \_\_\_\_\_

FIRST MORTGAGE	\$ _____	INTEREST RATE _____%	PAYMENT SCHEDULE TERM _____ YEARS
SECOND MORTGAGE	\$ _____	INTEREST RATE _____%	PAYMENT SCHEDULE TERM _____ YEARS
OTHER	\$ _____	INTEREST RATE _____%	PAYMENT SCHEDULE TERM _____ YEARS

(Check One)	
Fixed	Variable

DID THE PURCHASE PRICE INCLUDE A PAYMENT FOR: Furniture? \$ \_\_\_\_\_ (VALUE) EQUIPMENT? \$ \_\_\_\_\_ (VALUE) OTHER (SPECIFY) \$ \_\_\_\_\_ (VALUE)

WAS THE SALE BETWEEN RELATED PARTIES? YES NO APPROXIMATE VACANCY AT DATE OF PURCHASE \_\_\_\_\_%

WAS AN APPRAISAL USED IN THE PURCHASE OR FINANCING? YES NO APPRAISED VALUE /NAME OF APPRAISER \_\_\_\_\_

PROPERTY CURRENTLY LISTED FOR SALE? YES NO

IF YES, LIST THE ASKING PRICE \$ \_\_\_\_\_ DATE LISTED \_\_\_\_\_ BROKER \_\_\_\_\_

Remarks - Please explain any special circumstances or reasons concerning your purchase (i.e., vacancy, conditions of sale, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

I DO HEREBY DECLARE UNDER PENALTIES OF FALSE STATEMENT THAT THE FOREGOING INFORMATION, ACCORDING TO THE BEST OF MY KNOWLEDGE, REMEMBRANCE AND BELIEF, IS A COMPLETE AND TRUE STATEMENT OF ALL THE INCOME AND EXPENSES ATTRIBUTABLE TO THE ABOVE IDENTIFIED PROPERTY (Section §12-63c (d) of the Connecticut General Statutes).

SIGNATURE \_\_\_\_\_ NAME (Print) \_\_\_\_\_ DATE \_\_\_\_\_

TITLE \_\_\_\_\_ TELEPHONE \_\_\_\_\_

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