



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

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

Date: January 31, 2023

Subject: October 1, 2022 Grand List

The October 1, 2022 Net Taxable Grand List totals **\$3,557,606,126** which is an increase of **\$246,252,317** or **7.44%** compared to last year's total. Real Property increased due to new construction and the reductions in tax abatements. Personal Property increased primarily due to the new equipment installed at the Amazon facility on Kennedy Road. The Motor Vehicle Grand List increased compared to 2021 both in value and number of vehicles.

I. REAL ESTATE

The Real Estate portion of the October 1, 2022 Grand List totals **\$2,661,077,056** which is an increase of **\$93,050,888** or **3.62%** over last year. This increase is primarily due to several new distribution warehouses and additional construction at Poquonock Commons. The phase-out of the tax agreement on Amazon's Kennedy Road warehouse also contributed to the increase. The three reductions are a Superior Court assessment appeal and building use changes.

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	\$31,807,410
1190 Kennedy Rd	Scannell Properties #545 LLC	\$25,661,370
110 Tradeport Dr.	Tradeport Development VII LLC	\$10,946,320
105 Baker Hollow Rd	105 Baker Hollow Investors LLC	\$7,422,450
99 Lamberton Rd	Travelers Indemnity Company	\$2,065,700
903 Day Hill Rd	Two Mile Rd Realty Associates	\$1,933,960
Poquonock Village	Various	\$1,879,220
44 Baker Hollow Rd	Lifetree Realty LLC	\$832,790
3 Waterside Crossing	COF Real Estate Investments	(\$2,039,170)
770 Marshall Phelps Rd	Luzern Windsor LLC	(\$961,730)
995 Day Hill Rd	995 Day Hill Road LLC	(\$770,140)

II. PERSONAL PROPERTY

The Personal Property portion of the October 1, 2022 Grand List totals **\$591,041,367** which is an increase of **\$136,986,786** or **30.17%** above last year. The vast majority of this increase is due to the fitting-out of equipment at the Kennedy Rd Amazon Facility. There are 1,282 accounts, down from last year's 1,311. The top 50 accounts comprise 86% 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 LLC	Warehouse/Distribution	\$131,584,888
IBM Credit LLC	Leasing Company	\$6,783,868
Eversource Energy Service Co	Public Utility	\$5,039,047
Cigna Health & Life Insurance Co	Financial Services	\$4,891,980
Connecticut Light & Power	Public Utility	\$2,751,208
EMC Corporation	Leasing Company	\$1,976,897
Dell Equipment Funding	Leasing Company	\$1,879,553
Data Graphics Incorporated	Financial Services	\$1,062,235
Aetna Life Insurance Company	Financial Services	(\$5,174,017)
CELLCO Partnership	Telecommunications	(\$4,444,837)
IBM Credit Corporation	Leasing Company	(\$3,095,624)
Triumph Actuation Systems	Manufacturing Facility	(\$2,749,169)
Barnes Aerospace	Manufacturing Facility	(\$2,206,637)

III. MOTOR VEHICLES

The Motor Vehicle portion of the October 1, 2022 Grand List totals **\$305,487,703** which is an increase of **\$16,214,643** or **5.61%** from last year. This year, according to information provided to us by the Connecticut Department of Motor Vehicles, there are 27,153 registered motor vehicles in Windsor, up from last year's 26,585. The increase in the number of vehicles is partially due to commercial fleet vehicles being located in town. 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.