



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

From: Lawrence LaBarbera, CCMA II, Town Assessor

Date: January 31, 2020

Subject: October 1, 2019 Grand List

The October 1, 2019 Net Taxable Grand List totals **\$3,154,746,753** which is an increase of **\$45,447,443** or **1.46%** 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 2018.

I. REAL ESTATE

The Real Estate portion of the October 1, 2019 Grand List totals **\$2,443,978,297** which is an increase of **\$27,797,003** or **1.15%** over last year. The increase is primarily due to reductions in tax abatements on qualifying properties, new construction at Great Pond Village, the Verizon facility and Poquonock Commons. Two of the reductions are Superior Court assessment appeals and one is for demolition of a building.

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>
100 Lexington Street	Eastpointe Great Pond Owner LLC	\$8,569,470
482 Pigeon Hill Road	Cellco Partnership	\$7,672,210
200 Old Iron Ore Road	Deka Investment (Amazon)	\$3,490,252
Various	Poquonock Commons Subdivision	\$2,697,190
69 Mechanic Street	Olde Windsor Station LLC	\$1,216,110
2 Waterside Crossing	Griffin Corporate Office Park	\$643,090
111 Newport Road	Eastpointe Great Pond Owner LLC	\$581,560
1001 Day Hill Road	1001 Day Hill Rd LLC	\$449,890
360 Bloomfield Ave	Siebar Windsor LLC	(\$325,570)
40 Baker Hollow Road	ODB Realty LLC	(\$227,780)
29 Windsor Ave	Dijon LLC	(\$157,500)

II. PERSONAL PROPERTY

The Personal Property portion of the October 1, 2019 Grand List totals **\$490,944,161** which is an increase of **13,171,715** or **2.76%** from last year. The major increases were offset by dispositions and regular depreciation. There are 1,272 accounts, down from last year's 1,279. The top 50 assessments 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>
IBM Credit LLC	Leasing Company	\$10,406,341
Cigna Health & Life Insurance Co.	Financial Services	\$7,600,516
Aetna Life Insurance Company	Financial Services	\$7,449,734
Eversource Energy Service Co.	Utility Company	\$7,203,523
Novitex Enterprise Solutions Inc.	Leasing Company	\$3,540,461
Dell Equipment Funding LP	Leasing Company	\$2,184,871
MCI Metro Access Trans Serv.	Telecommunications	\$2,389,250
Connecticut Light & Power	Utility Company	\$2,190,822
Hartford Fire Insurance Co.	Financial Services	\$2,166,889
Walgreen Eastern Co.	Warehouse/Distribution	(\$2,269,163)
Dell Equipment Funding	Leasing Company	(\$2,863,532)
IBM Credit Corporation	Leasing Company	(\$7,173,250)
Amazon.Com DEDC LLC	Warehouse/Distribution	(\$11,045,220)

III. MOTOR VEHICLES

The Motor Vehicle portion of the October 1, 2019 Grand List totals **\$219,824,295** which is an increase of **\$4,478,725** or **2.08%** over last year. This year, according to information provided to us by the Connecticut Department of Motor Vehicles, there are 27,420 registered motor vehicles in Windsor, up from last year's 27,114.