



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

From: Lawrence LaBarbera, CCMA II, Town Assessor

Date: January 31, 2019

Subject: October 1, 2018 Grand List

The October 1, 2018 Net Taxable Grand List totals **\$3,109,308,310** which is an increase of **\$149,503,782** or **5.05%** compared to last year's total. Real Property was a large part of this increase primarily due to the revaluation. Personal Property decreased slightly with no large investments to offset the regular depreciation. The Motor Vehicle Grand List increased slightly compared to 2017.

I. REAL ESTATE

The Real Estate portion of the October 1, 2018 Grand List totals **\$2,416,190,294** which is an increase of **\$143,281,717** or **6.30%** over last year. This is primarily due to the recently completed revaluation and reductions in tax abatements on qualifying properties. Two of the decreases shown below are vacant office buildings and one Connecticut Airport Development Zone exemption.

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 Road	Deka Immobilien (Amazon)	\$10,820,975
220 Tradeport Drive	Tradeport Development VI LLC	\$10,267,600
99 International Drive	Dollar Tree Distribution Inc.	\$5,526,850
555 Corporate Drive	IHP Windsor CT Owner LLC	\$5,095,440
1 Day Hill Road	CMP I Hartford Owner LLC	\$3,797,640
100 Dunfey Lane	Grand Prix Windsor LLC	\$3,403,330
1 Market Circle	1MC Connecticut LLC	\$,3117,450
69 Mechanic Street	Olde Windsor Station LLC	\$3,097,500
175 Addison Road	Addison Property Owner LLC	\$2,987,320
550 Marshall Phelps Rd	Fremont 550 Marshall Phelps LLC	(\$2,374,610)
755 Rainbow Rd	Tradeport Development V LC	(\$2,768,024)
200 Great Pond Drive	Peoples United Bank NA	(\$6,673,310)

II. PERSONAL PROPERTY

The Personal Property portion of the October 1, 2018 Grand List totals **\$477,772,446** which is a decrease of **1,531,745** or **-0.32%** from last year. The major increases were offset by SCA Pharmaceuticals which qualified for a Connecticut Airport Development Zone exemption. There are 1,279 accounts, down from last year's 1,280. The top 50 assessments 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>
Cigna Health & Life Insurance Co.	Financial Services	\$6,093,091
IBM Credit LLC	Leasing Company	\$5,597,020
Scapa North America Inc.	Manufacturing	\$4,071,988
Eversource Energy Service Co.	Utility Company	\$4,021,907
Stop & Shop Supermarket Co.	Retail	\$2,321,572
Dell Equipment Funding LP	Leasing Company	\$2,184,871
Voya Retirement Insurance	Financial Services	(\$2,109,788)
Wellington Management Co.	Data Center	(\$2,423,229)
CELLCO Partnership	Telecommunications	(\$3,830,526)
Amazon.Com DEDC LLC	Warehouse/Distribution	(\$6,558,336)
SCA Pharmaceuticals LLC	Manufacturing	(\$10,686,724)

III. MOTOR VEHICLES

The Motor Vehicle portion of the October 1, 2018 Grand List totals **\$215,345,570** which is an increase of **\$7,753,810** or **3.74%** over last year. This year, according to information provided to us by the Connecticut Department of Motor Vehicles, there are 27,114 registered motor vehicles in Windsor, up slightly from last year's 26,876.