



**DEPARTMENT OF ASSESSMENT
INTEROFFICE MEMORANDUM**

TO: Matthew W. Hart, Town Manager

FROM: Joseph Dakers, Sr., Director of Assessments

SUBJECT: 2018 GRAND LIST

DATE: January 31st, 2019

The Grand List of taxable and exempt property effective October 1, 2018 has been finalized in accordance with Connecticut General Statutes. The 2018 Grand List reflects all changes in ownership and valuation. The total net assessed value of all taxable property prior to Board of Assessment Appeal revisions is 6,316,292,105; an increase in the net taxable list of 27,352,474 or 0.43% above last year's list.

- The Real Property list increased by 21,266,871 or 0.38%. Growth in this property class is attributable to new commercial/residential construction and remodeling projects. Noteworthy are the Corbins Corner Development repurposing the former Sears site to a multi-retail facility. It will be 100% complete for the next grand list. Other developments that added a modest increase to this list because of their current development stage are "The Townhomes at Ringgold Estates" and "Gledhill Estates". Finally, the former UConn campus while not reflected in the 2018 net taxable grand list resulting from its transfer after October 1, will be added to the 2018 grand list by certificate of correction. The prorated assessment will be 10,732,200. After this action, our adjusted net taxable grand list will move to 0.57% above the 2017 list.
- The Motor Vehicle list increased by 1,946,411 or 0.5%. Our vehicle count is down by 760 vehicles to 46,559. Our annual registered vehicle average is 47,000.
- The Personal Property list increased by 4,139,192 or 2.0%. Growth in this category results from smaller investments in newer capital equipment (FF&E) in excess of annual depreciation charges on existing reportable assets.

GRAND LIST AS OF OCTOBER 1, 2018

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WEST HARTFORD 2018
GRAND LIST SUMMARY

NET TAXABLE GRAND LIST

	2018	2017	DIFFERENCE
REALTY	5,683,790,296	5,662,523,425	21,266,871
PERSONALTY	199,334,812	195,195,620	4,139,192
MOTOR VEHICLES	433,166,997	431,220,586	1,946,411
NET TAXABLE GRAND LIST	6,316,292,105	6,288,939,631	27,352,474

GRAND LIST SUMMARY OF GROSS EXEMPTIONS AND NET TAXABLE

	GROSS ASSESSED VALUE	EXEMPTIONS ELDERLY & VETERANS	NET TAXABLE ASSESSMENT
REALTY	6,565,291,977	881,501,681	5,683,790,296
PERSONALTY	242,761,232	43,426,420	199,334,812
MOTOR VEHICLES	437,965,199	4,798,202	433,166,997
TOTAL	7,246,018,408	929,726,303	6,316,292,105

ALL PROPERTY - 2018
10 HIGHEST TAXPAYERS

	NAME	PROPERTY	DESCRIPTION	2018	% OF NGL
1	Sof-Ix Blueback Square Holdings LP	Various Locations	Office/retail/apts	80,035,440	1.267%
2	West Farms Mall	1502 New Britain Avenue	Regional Mall	52,579,570	0.832%
3	Connecticut Light & Power	Various locations	Utility	44,538,820	0.705%
4	FW CT - Corbins Corner	1459 New Britain Avenue	Shopping Center	42,378,420	0.671%
5	SF WH PropertyOwner LLC	1445 New Britain Avenue	Shopping Center	29,271,060	0.463%
6	Town Center West Associates	29 South Main Street	Office	28,068,950	0.444%
7	McAuley Center Incorporated	253 Steele Road	Assisting Living	25,529,610	0.404%
8	BFN Westgate LLC	1248 Farmington Avenue	Apartments	20,515,980	0.325%
9	Steele Road LLC	243 Steele Road	Apartments	20,047,790	0.317%
10	E & A Northeast Limited Partnership	333 North Main Street	Shopping Center	18,884,600	0.299%
TOTAL				361,850,240	5.729%

REAL PROPERTY - 2018
10 HIGHEST TAXPAYERS

	NAME	2018	2017	DIFFERENCE
1	Sof-Ix Blueback Square Holdings LP	79,647,470	79,647,470	0
2	West Farms Mall Inc	52,150,000	52,150,000	0
3	FW CT Corbins Corner Shopping Ctr LLC	42,378,420	42,378,420	0
4	SF WH Property Owner LLC	29,271,060	29,271,060	0
5	Town Center West Associates	28,065,520	28,065,520	0
6	McAuley Center Incorporated	24,529,330	24,529,330	0
7	BFN Westgate LLC	20,477,170	20,477,170	0
8	Steele Road LLC	20,047,790	19,575,290	472,500
9	E & A Northeast Limited Partnership	18,884,600	18,884,600	0
10	Bishop's Corner (E & A) LLC	18,788,560	18,788,560	0
TOTAL		334,239,920	333,767,420	472,500

Notes:

SF WH Property Owner LLC, replaced Delamar West Hartford.

PERSONAL PROPERTY - 2018

10 HIGHEST TAXPAYERS

ITEMS	NAME	2018 NET ASSESSMENT		2017 NET ASSESSMENT		DIFFERENCE
1	Connecticut Light & Power	41,508,170		38,704,960		2,803,210
2	Connecticut Natural Gas Corp.	13,195,110		12,609,490		585,620
3	Wiremold Company	5,098,340		5,088,430		9,910
4	Outlet Broadcasting Inc.	3,227,270		2,994,440		232,830
5	Delamar West Hartford LLC	2,641,460		2,733,320		(91,860)
6	WG Hamilton Heights Place LLC	2,031,660		1,985,770		45,890
7	Bank of America NA	1,767,210		1,626,340		140,870
8	Cellco Partnership	1,758,490		1,913,530		(155,040)
9	Whole Foods Market #10217	1,756,770		1,787,360		(30,590)
10	Big Y Foods Inc	1,497,960		1,792,430		(294,470)
NET TAXABLE TOTALS		74,482,440		71,236,070		3,246,370

Note: Reductions indicated above are the result of annual depreciation on existing assets. In some instances new capital equipment purchases exceeded the level of depreciation resulting in net increases.

2018
PERSONAL PROPERTY ANALYSIS

CLASS	PROPERTY TYPE	2018 GROSS ASSESSMENT	2017 GROSS ASSESSMENT	DIFFERENCE	% CHANGE
9	Non Registered Motor Vehicles	2,665,420	2,115,200	550,220	26%
10	Machinery & Equipment	8,587,890	9,365,840	(777,950)	-8.31%
13	New Mfg. Machinery & Equipment	30,461,710	32,144,930	(1,683,220)	-5.24%
16	Furniture & Fixtures	86,155,620	80,415,550	5,740,070	7.14%
17	Farm Machinery	10,990	11,010	(20)	-0.18%
18	Farming Tools	320	340	(20)	-6%
19	Mechanics Tools	340,650	337,090	3,560	1.06%
20	EDP Equipment	11,411,350	11,917,530	(506,180)	-4.25%
21	Telecommunications Equipment	3,736,550	3,969,950	(233,400)	-5.88%
22	Cables, Conduits, Utilities	55,265,660	51,641,860	3,623,800	7.02%
23	Monthly Avg. Qty. of Supplies	1,496,990	1,433,920	63,070	4.40%
24	Other Taxable (leasehold imp, etc)	38,748,720	40,999,970	(2,251,250)	-5.49%
25	Penalty	3,879,362	3,812,300	67,062	1.76%
GRAND TOTAL		242,761,232	238,165,490	4,595,742	1.93%

	2018	2017	DIFFERENCE
GROSS	242,761,232	238,165,490	4,595,742
EXEMPTIONS	43,426,420	42,969,870	456,550
NET ASSESSMENT VALUE	199,334,812	195,195,620	4,139,192

- Note:** The above exemptions are primarily attributable to Connecticut General Statutes Section 12-81 (72) which permits the exemption of machinery and equipment in a manufacturing facility.
- * *The pilot reimbursement has been eliminated by the State of CT effective with October 1, 2017 grand list.*
- 12-81 (57) (D) Class I renewal energy sources for commercial installations
- 12-81 (51&52) Water pollution & Air pollution control structures & equipment

2018
EXEMPT REAL ESTATE

CODE	NAME	2018	2017	DIFFERENCE
AAAX	Federal	10,798,340	10,798,340	0
BAAX	Municipal	126,628,670	124,420,610	2,208,060
BDHX	Muni Water	18,104,240	18,104,240	0
BEAX	Public Purpose	351,750	351,750	0
DBAX	Educational	348,761,700	347,411,400	1,350,300
DCAX	Literacy	1,674,960	1,674,960	0
DDAX	Historical	706,090	706,090	0
DEAX	Charitable	3,240,230	2,518,600	721,630
GAAX	Cemeteries	12,830,300	12,830,300	0
HAAX	Churches	83,198,220	83,668,340	(470,120)
IAAX	Parish House	6,794,270	6,794,270	0
IBAX	Church School	7,687,610	7,687,610	0
IDAX	Rec Facility	803,250	803,250	0
IEAX	Orphan Asylum	966,700	966,700	0
IHAX	Infirmiry	27,984,530	27,984,530	0
JAAX	Clergy House	3,569,440	3,554,600	14,840
LAAX	Veterans Org	1,161,370	1,840,790	(679,420)
NBAX	Rec Facility	71,462,650	70,689,570	773,080
ODBX	State Educational	11,007,360	24,218,880	(13,211,520)
OHBX	State Transport	3,487,890	3,490,970	(3,080)
OIBX	State Misc	6,900,880	6,900,880	0
OJAX	State Highway Prop	83,160	83,160	0
PABX	Private College	115,708,250	115,615,570	92,680
QAAX	Railroad	4,085,620	4,085,620	0
	TOTAL	867,997,480	877,201,030	(9,203,550)

PARCEL COUNT CHANGES BY CLASS

NUMBER OF TAXABLE ACCOUNTS	2018	2017	DIFFERENCE
REALTY	22,462	22,470	(8)
PERSONALTY	2,730	2,807	(77)
MOTOR VEHICLES	46,559	47,319	(760)

Note:

- 1 Total exempt real estate parcels: 364
- 2 **(ODBX)** Significant value adjustment on Uconn parcel before sale
- 3 **(BAAX)** Housing authority properties at 616 New Park Avenue & 189 Newington Road
- 4 **(HAAX)** Portion of Church now being used as daycare/exempt to taxable

WEST HARTFORD 2018

NUMBER OF VETERANS, BLIND & ELDERLY EXEMPTIONS	2018	2017	DIFFERENCE
REALTY	3,906	4,194	(288)
PERSONALTY	0	0	0
MOTOR VEHICLES	736	870	(134)
TOTAL	4,642	5,064	(422)

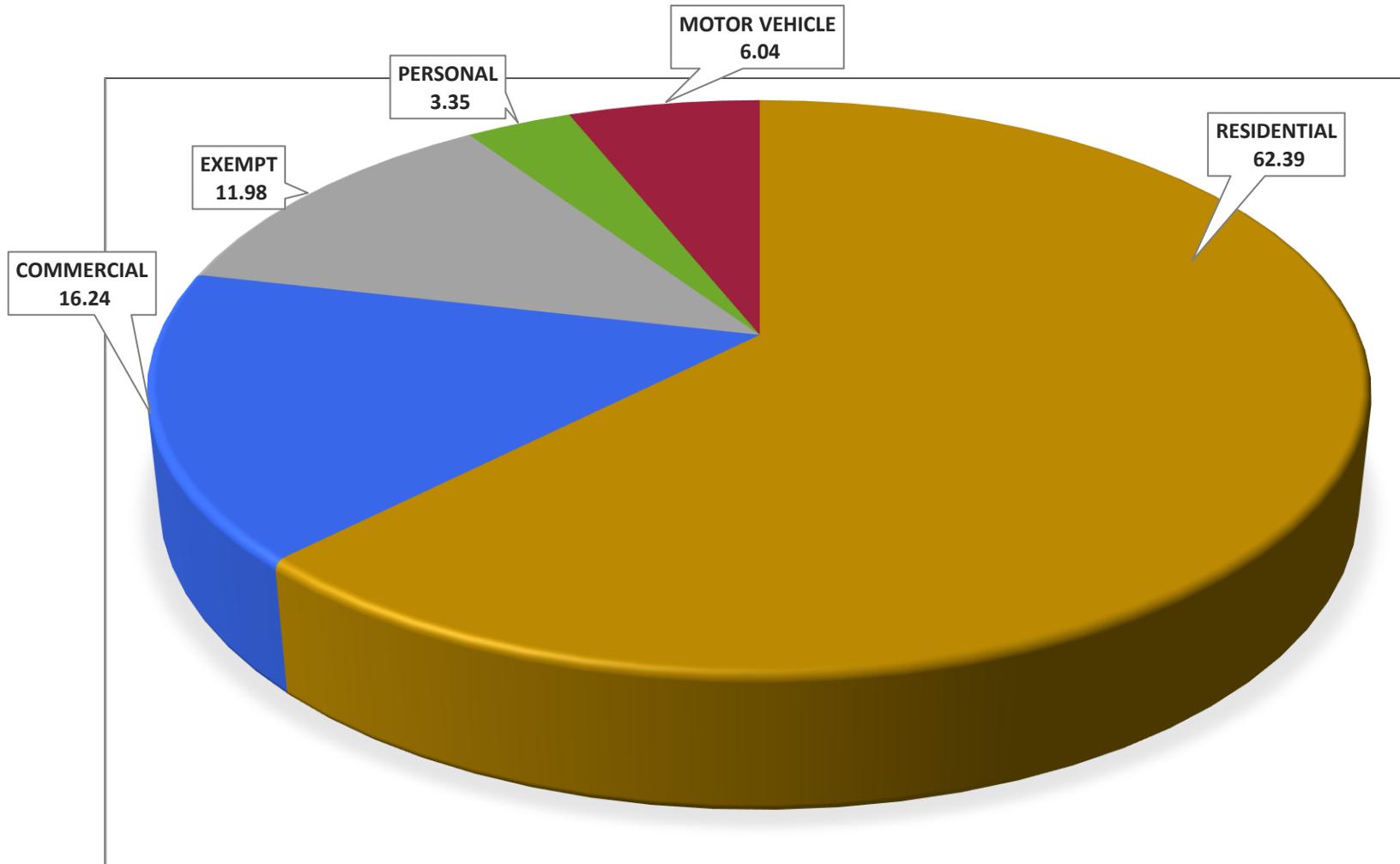
(Elderly Homeowners, Veterans, Blind, Disabled and Qualifying Manufacturing Companies)

GRAND LIST COMPARISON OF EXEMPTIONS	2018	2017	DIFFERENCE
REALTY	13,504,201	14,895,401	(1,391,200)
PERSONALTY	43,426,420	42,969,870	456,550
MOTOR VEHICLES	4,798,202	5,480,814	(682,612)
TOTAL	61,728,823	63,346,085	(1,617,262)

HISTORY OF NET GRAND LIST TOTALS

LIST YEAR	REAL PROPERTY	PERSONAL PROPERTY	MOTOR VEHICLE	TOTAL	% CHANGE
2002	3,136,266,370	148,032,710	354,555,570	3,638,854,650	0.67%
2003	3,146,479,520	147,646,990	333,834,230	3,627,960,740	-0.30%
2004	3,166,284,410	143,717,690	349,930,680	3,659,932,780	0.88%
2005	3,198,810,260	148,773,640	363,356,490	3,710,940,390	1.39%
2006	3,979,703,823	154,865,800	363,885,790	4,498,455,413	21.22%
2007	4,355,513,563	162,468,410	371,448,340	4,889,430,313	8.69%
2008	4,422,209,878	174,035,170	357,678,450	4,953,923,498	1.32%
2009	4,471,414,593	172,765,710	361,254,764	5,005,435,067	1.04%
2010	4,485,915,274	166,696,370	382,080,153	5,034,691,797	0.58%
2011	5,307,807,287	163,802,670	408,721,216	5,880,331,173	16.80%
2012	5,323,341,542	168,337,040	402,217,524	5,893,896,106	0.23%
2013	5,343,513,170	173,694,110	411,353,829	5,928,561,109	0.59%
2014	5,358,591,961	173,694,750	414,851,425	5,947,138,136	0.31%
2015	5,387,530,227	176,482,870	417,334,692	5,981,347,789	0.58%
2016	5,635,496,700	180,732,820	424,182,941	6,240,412,461	4.33%
2017	5,662,523,425	195,195,620	431,220,586	6,288,939,631	0.78%
2018	5,683,790,296	199,334,812	433,166,997	6,316,292,105	0.43%

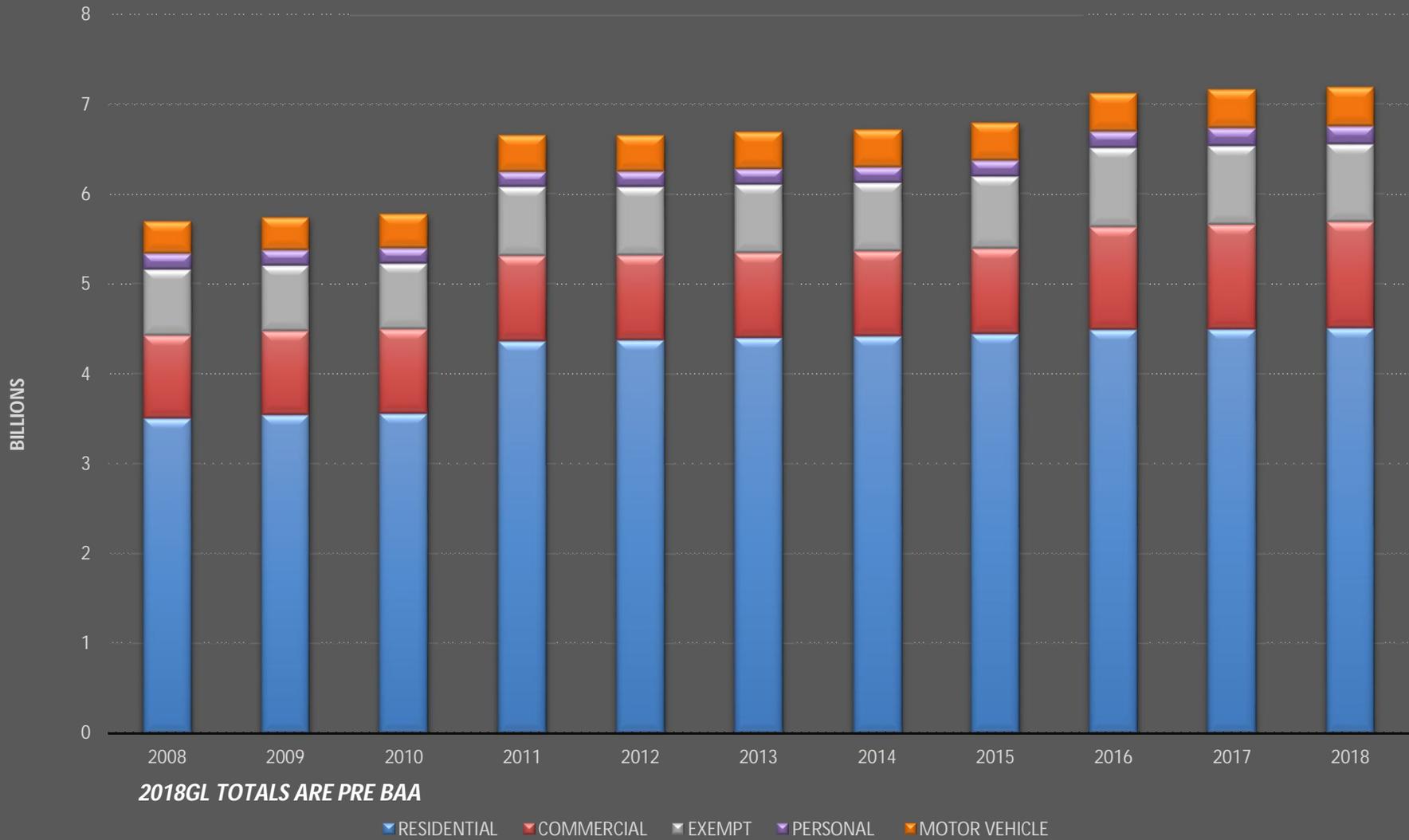
TOWN OF WEST HARTFORD GROSS ASSESSMENT BREAKDOWN BY PROPERTY CLASS



2018 GRAND LIST

■ RESIDENTIAL ■ COMMERCIAL ■ EXEMPT ■ PERSONAL ■ MOTOR VEHICLE

TOWN OF WEST HARTFORD 2008-2018 NET ASSESSMENT BREAKDOWN



STATE OF CONNECTICUT
2018 GRAND LIST OF TAXABLE PROPERTY FOR
TOWN OF WEST HARTFORD
01/30/2019

M-13 REPORT

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TYPE OF ACCOUNTS	YEAR	# OF ACCTS	GROSS ASSESSMENT	BAA ADJUSTMENT	TOTAL EXEMPTIONS	TOTAL NET VALUE
REAL ESTATE REGULAR	2018	21661	5,629,877,987	0	9,498,214	5,620,379,773
REAL ESTATE ELD H.O	2018	437	67,416,510	0	4,005,987	63,410,523
REAL ESTATE EXEMPT	2018	364	867,997,480	0	867,997,480	0
REAL ESTATE TOTALS	2018	22462	6,565,291,977	0	881,501,681	5,683,790,296
PERSONAL	2018	2730	242,761,232	0	43,426,420	199,334,812
MOTOR VEHICLE	2018	46559	437,965,199	0	4,798,202	433,166,997
FINAL TOTAL	2018	71751	7,246,018,408	0	929,726,303	6,316,292,105

TAX FOR THIS LIST IS COMPUTED AS FOLLOWS:

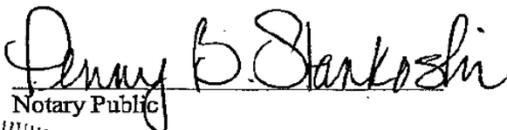
REAL ESTATE REGULAR NET	5,620,379,773
MOTOR VEHICLE NET	433,166,997
PERSONAL PROPERTY NET	199,334,812
ELDERLY HOME OWNERS NET	63,410,523
TOTAL NET ASSESSMENT	6,316,292,105

I, the Assessor of the Town of West Hartford do solemnly swear that I believe that the foregoing abstract of property for said Town on the first day of October 2018 is made and perfected according to law, same being completed January 31, 2019.


Director of Assessments

January 31, 2019

State of Connecticut, Town of West Hartford, personally appeared Joseph Dakers, Sr. took the oath and subscribed the same before me.


Notary Public

