



**DEPARTMENT OF ASSESSMENT
INTEROFFICE MEMORANDUM**

TO: Matthew W. Hart, Town Manager **DATE:** January 30, 2020

FROM: Joseph Dakers, Sr., Director of Assessments

SUBJECT: 2019 GRAND LIST

The Grand List of taxable and exempt property effective October 1, 2019, in accordance with Connecticut General Statutes is completed. The 2019 Grand List reflects all changes in ownership and valuation for each property class. The total net assessed value of all taxable property prior to Board of Assessment Appeal revisions is 6,368,328,344; an increase in the net taxable list of 52,036,239 or .82% above last year's list. This represents the highest grand list increase in a non-revaluation year over the past ten years.

- The Real Property list increased by 31,168,568 or .55%. This year's growth results from several factors: changes in status of the UConn campus from exempt to taxable comprising two parcels adding 11,007,360, Delmar hotel, Ringgold Estates; as units are declared, their incremental value is added to the list, Gledhill Estates (incremental value, still incomplete), sixteen new residential homes and ongoing residential remodeling projects.
- The Motor Vehicle list increased by 15,001,212 or 3.5%. Our vehicle count is up slightly by 189 vehicles for a gross vehicle count of 46,748.
- The Personal Property list increased by 5,866,459 or 2.9%. Growth is partly due to a net increase of 17 new businesses, completed business personal property audits and investment in newer capital equipment (FF&E) that exceeds annual depreciation charges.

GRAND LIST AS OF OCTOBER 1, 2019

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WEST HARTFORD 2019
GRAND LIST SUMMARY

NET TAXABLE GRAND LIST

	2019	2018	DIFFERENCE
REALTY	5,714,958,864	5,683,790,296	31,168,568
PERSONALTY	205,201,271	199,334,812	5,866,459
MOTOR VEHICLES	448,168,209	433,166,997	15,001,212
NET TAXABLE GRAND LIST	6,368,328,344	6,316,292,105	52,036,239

GRAND LIST SUMMARY OF GROSS EXEMPTIONS AND NET TAXABLE

	GROSS ASSESSED VALUE	EXEMPTIONS ELDERLY & VETERANS	NET TAXABLE ASSESSMENT
REALTY	6,577,691,483	862,732,619	5,714,958,864
PERSONALTY	252,487,201	47,285,930	205,201,271
MOTOR VEHICLES	453,460,930	5,292,721	448,168,209
TOTAL	7,283,639,614	915,311,270	6,368,328,344

ALL PROPERTY - 2019
10 HIGHEST TAXPAYERS

	NAME	PROPERTY	DESCRIPTION	2019	% OF NGL
1	Sof-Ix Blueback Square Holdings LP	Various Locations	Office/retail/apts	72,983,440	1.146%
2	West Farms Mall	1502 New Britain Ave	Regional Mall	52,530,470	0.825%
3	Connecticut Light & Power	Various locations	Utility	46,100,130	0.724%
4	FW CT - Corbins Corner	1459 New Britain Ave	Shopping Center	42,378,420	0.665%
5	SF WH PropertyOwner LLC	1445 New Britain Ave	Shopping Center	29,271,060	0.460%
6	Town Center West Associates	29 South Main Street	Office	28,068,940	0.441%
7	McAuley Center Incorporated	253 Steele Road	Assisting Living	24,529,330	0.385%
8	Steele Road LLC	243 Steele Road	Apartments	23,426,410	0.368%
9	BFN Westgate LLC	1248 Farmington Avenue	Apartments	20,510,450	0.322%
10	Bishop's Corner (E&A) LLC	2523 Albany Avenue	Shopping Center	18,200,000	0.286%
			TOTAL	357,998,650	5.622%

REAL PROPERTY - 2019
10 HIGHEST TAXPAYERS

	NAME	2019	2018	DIFFERENCE
1	Sof-Ix Blueback Square Holdings LP	72,450,000	79,647,470	(7,197,470)
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	Steele Road LLC	23,426,410	20,047,790	3,378,620
8	BFN Westgate LLC	20,477,170	20,047,790	429,380
9	Bishop's Corner (E&A) LLC	18,200,000	18,884,600	(684,600)
10	E & A Northeast Limited Partnership	18,200,000	18,788,560	(588,560)
	TOTAL	329,147,910	333,810,540	(4,662,630)

PERSONAL PROPERTY - 2019

10 HIGHEST TAXPAYERS

ITEMS	NAME	2019 NET ASSESSMENT		2018 NET ASSESSMENT		DIFFERENCE
1	Connecticut Light & Power	43,069,480		41,508,170		1,561,310
2	Connecticut Natural Gas Corp.	13,588,500		13,195,110		393,390
3	Wiremold Company	5,104,040		5,098,340		5,700
4	Outlet Broadcasting Inc.	2,756,880		3,227,270		(470,390)
5	Delamar West Hartford LLC	2,403,520		2,641,460		(237,940)
6	WG Hamilton Heights Place LLC	1,905,220		2,031,660		(126,440)
7	Bank of America NA	1,888,020		1,767,210		120,810
8	Cellco Partnership	1,698,350		1,758,490		(60,140)
9	Whole Foods Market #10217	1,662,370		1,756,770		(94,400)
10	Big Y Foods Inc	1,509,370		1,497,960		11,410
	NET TAXABLE TOTALS	75,585,750		74,482,440		1,103,310

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

2019
PERSONAL PROPERTY ANALYSIS

CLASS	PROPERTY TYPE	2019 GROSS ASSESSMENT	2018 GROSS ASSESSMENT	DIFFERENCE	% CHANGE
9	Non Registered Motor Vehicles	3,261,570	2,665,420	596,150	22%
10	Machinery & Equipment	9,053,080	8,587,890	465,190	5.42%
13	New Mfg. Machinery & Equipment	30,090,040	30,461,710	(371,670)	-1.22%
16	Furniture & Fixtures	91,134,820	86,155,620	4,979,200	5.78%
17	Farm Machinery	10,630	10,990	(360)	-3.28%
18	Farming Tools	10	320	(310)	-97%
19	Mechanics Tools	352,110	340,650	11,460	3.36%
20	EDP Equipment	10,643,690	11,411,350	(767,660)	-6.73%
21	Telecommunications Equipment	4,234,050	3,736,550	497,500	13.31%
22	Cables, Conduits, Utilities	57,886,560	55,265,660	2,620,900	4.74%
23	Monthly Avg. Qty. of Supplies	1,540,040	1,496,990	43,050	2.88%
24	Other Taxable (leasehold imp, etc)	40,318,140	38,748,720	1,569,420	4.05%
25	Penalty	3,962,461	3,879,362	83,099	2.14%
	GRAND TOTAL	252,487,201	242,761,232	9,725,969	4.01%

	2019	2018	DIFFERENCE
GROSS	252,487,201	242,761,232	9,725,969
EXEMPTIONS	47,285,930	43,426,420	3,859,510
NET ASSESSMENT VALUE	205,201,271	199,334,812	5,866,459

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

2019
EXEMPT REAL ESTATE

CODE	NAME	2019	2018	DIFFERENCE
AAAX	Federal	10,798,340	10,798,340	0
BAAX	Municipal	126,607,180	126,628,670	(21,490)
BDHX	Muni Water	18,104,240	18,104,240	0
BEAX	Public Purpose	351,750	351,750	0
DBAX	Educational	348,450,970	348,761,700	(310,730)
DCAX	Literacy	1,674,960	1,674,960	0
DDAX	Historical	706,090	706,090	0
DEAX	Charitable	3,114,230	3,240,230	(126,000)
GAAX	Cemeteries	12,900,020	12,830,300	69,720
HAAX	Churches	81,728,224	83,198,220	(1,469,996)
IAAX	Parish House	6,808,970	6,794,270	14,700
IBAX	Church School	7,687,610	7,687,610	0
IDAX	Rec Facility	803,250	803,250	0
IEAX	Orphan Asylum	0	966,700	(966,700)
IHAX	Infirmery	23,313,220	27,984,530	(4,671,310)
JAAX	Clergy House	3,628,940	3,569,440	59,500
LAAX	Veterans Org	1,161,370	1,161,370	0
NBAX	Rec Facility	71,710,030	71,462,650	247,380
ODBX	State Educational	0	11,007,360	(11,007,360)
OHBX	State Transport	3,487,890	3,487,890	0
OIBX	State Misc	6,900,880	6,900,880	0
OJAX	State Highway Prop	83,160	83,160	0
PABX	Private College	115,700,900	115,708,250	(7,350)
QAAX	Railroad	4,085,620	4,085,620	0
	TOTAL	849,807,844	867,997,480	(18,189,636)

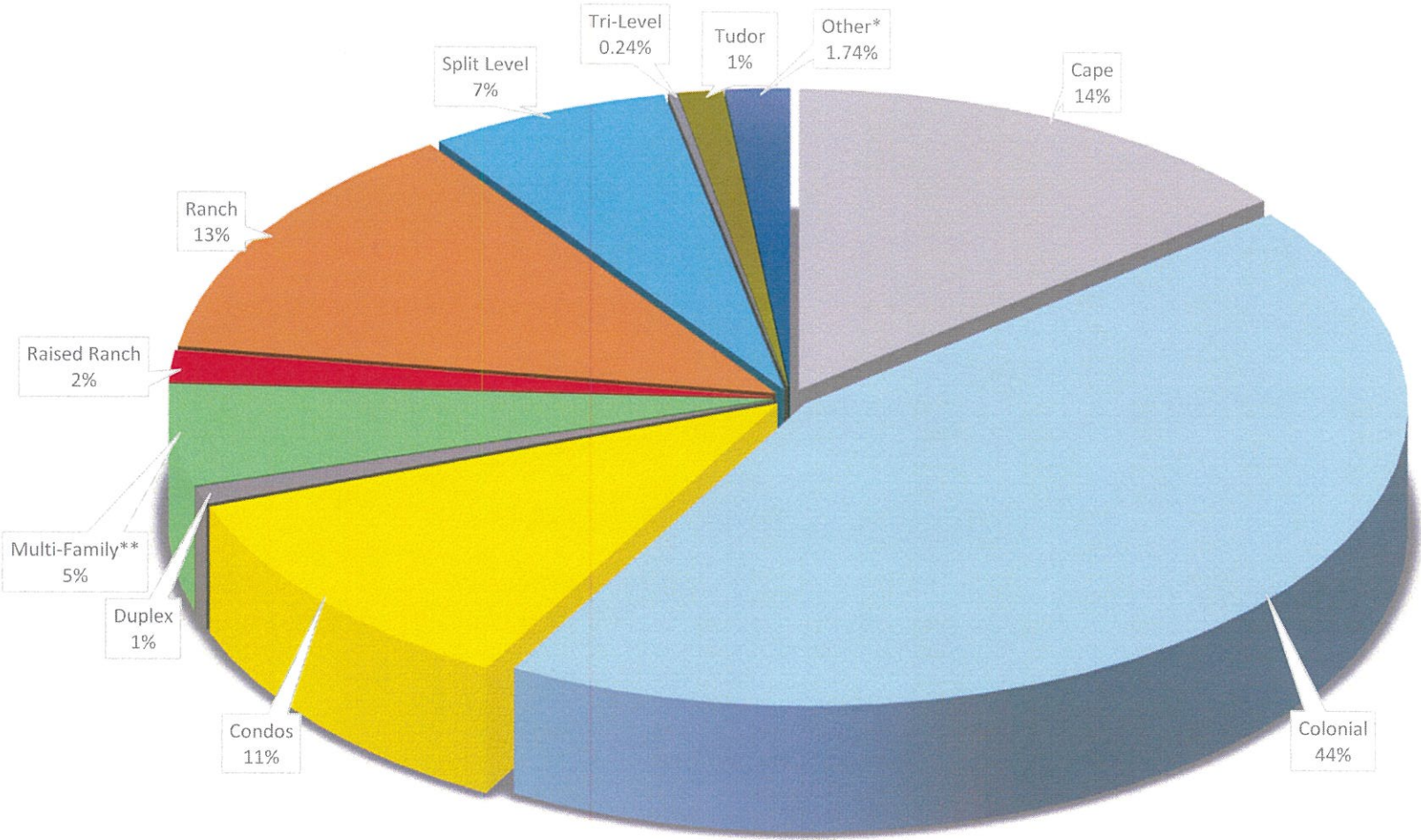
PARCEL COUNT CHANGES BY CLASS

NUMBER OF TAXABLE ACCOUNTS	2019	2018	DIFFERENCE
REALTY	22,478	22,462	16
PERSONALTY	2,747	2,730	17
MOTOR VEHICLES	46,748	46,559	189

Note:

- 1 Total exempt real estate parcels: 359
- 2 (ODBX) Uconn parcel status changed to taxable for 10/1/2019.
- 3 (BAAX) Housing authority properties at 616 New Park Avenue & 189 Newington Road
- 4 (IEAX) ST Agnes Home Inc. _ Sold to taxable entity no longer exempt

2019GL RESIDENTIAL CATEGORIES IN WEST HARTFORD



*Other Includes: Contemporary (1.37%), Mansion (0.04%), Saltbox (0.22%), and Victorian (0.12%).

**Multi-Family Includes: Two (3.81%), Three (1.58%), and Four Family (0.05%) Dwellings.

STATE OF CONNECTICUT
2019 GRAND LIST OF TAXABLE PROPERTY FOR
TOWN OF WEST HARTFORD
01/30/2020

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M-13 REPORT

TYPE OF ACCOUNTS	YEAR	# OF ACCTS	GROSS ASSESSMENT	BAA ADJUSTMENT	TOTAL EXEMPTIONS	TOTAL NET VALUE
REAL ESTATE REGULAR	2019	21709	5,664,324,199	0	9,408,620	5,654,915,579
REAL ESTATE ELD H.O	2019	410	63,559,440	0	3,516,155	60,043,285
REAL ESTATE EXEMPT	2019	359	849,807,844	0	849,807,844	0
REAL ESTATE TOTALS	2019	22478	6,577,691,483	0	862,732,619	5,714,958,864
PERSONAL	2019	2747	252,487,201	0	47,285,930	205,201,271
MOTOR VEHICLE	2019	46748	453,460,930	0	5,292,721	448,168,209
FINAL TOTAL	2019	71973	7,283,639,614	0	915,311,270	6,368,328,344

TAX FOR THIS LIST IS COMPUTED AS FOLLOWS:

REAL ESTATE REGULAR NET	5,654,915,579
MOTOR VEHICLE NET	448,168,209
PERSONAL PROPERTY NET	205,201,271
ELDERLY HOME OWNERS NET	60,043,285
TOTAL NET ASSESSMENT	6,368,328,344

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 2019 is made and perfected according to law, same being completed January 30, 2020.


Director of Assessments

January 30, 2020

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


Notary Public

PENNY BUSSOLARI STANKOSKI
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2020