



TOWN OF VERNON

Office of the Mayor

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Daniel A. Champagne
Mayor

Michael J. Purcaro
Town Administrator

Dawn R. Maselek
Assistant Town Administrator

Dear Friends and Neighbors,

I am pleased to present you with my budget proposal and capital plan for the fiscal year July 1, 2020 to June 30, 2021. This year's proposal expands services and uses innovative approaches for cost containment while strengthening the Town's fiscal position. It supports our commitment to education, economic development, infrastructure and capital assets while keeping an eye toward the future.

I would like to thank the many people involved in the creation of this budget. This includes our department heads, staff and Board and Commission members whose valuable contributions are reflected throughout the attached budget. Our collaborative approach included community feedback and input from the various stakeholders including the schools and local elected and appointed officials. As always, it never escapes me that this is always your budget and our planning will lay achievable plans for the sustainability of our community.

Overall, the fiscal year 2020-21 budget is \$94,790,723, an increase of 1.47 % or \$1,369,813 over the current budget. The Town has an anticipated Grand List increase which will generate \$459,118 in additional revenue. **As a result, there is once again no proposed increase to our single mil rate which will remain at 39.63.**

Some of the factors influencing the overall budget are:

Wages - Increase of \$391,541. Most of this is the result of contractual increases.

Debt Service - Increase of \$105,774 which includes the purchase of a new Aerial Ladder Truck for the Fire Department, funding for the final year of the Road Bond as well as a continued contribution to Debt Service for the Waste Treatment Plant upgrade currently underway.

Utility Service - The cost to the town for fire protection via the hydrant system in town has increased by an estimated \$39,426.

Department Efficiencies

At the start of the budget process, I once again directed department heads to develop their budgets using the Zero-Based Budgeting method. This process allowed for each function in the organization to be analyzed for its need and associated costs. Annual budgets were then developed based on what is needed, regardless of what was appropriated in prior years. We will continue to explore opportunities for savings that will increase efficiencies now and provide for future savings.

The list below elaborates on some of the measures currently employed or planned:

Medical Insurance – I am very pleased to announce that the collaboration between the Town and Vernon Public Schools has resulted in a premium reduction of 1.6% for medical and 3% for dental. This follows last year's reduction of 1% and 5% respectively.

Risk Management – The Town and Schools remain diligent in reducing risk exposure resulting in a 2% decrease in liability insurance for FY21. This follows last year's decrease of 1% and we again have the guaranteed rate stabilization in place for the upcoming year.

Facilities Management – Our shared services efforts continue between town and schools to centralize facilities and maintenance services.

Enterprise Resource Planning (ERP) – In December of 2019, we upgraded our ERP system, Munis, which will allow for further efficiencies across all departments, Town and Schools, improving payment processing and reducing costs for office supplies.

Education

As part of our commitment to the future, this budget ensures our Board of Education has the resources to educate every child. I want to once again thank the Superintendent and the Board of Education for their efforts in developing the Education budget for fiscal year 2020-21. This was a joint effort between the school and board staff working alongside Town Administration. After careful consideration of the Board's budget request, it is my recommendation to move forward with a proposed increase of 1.2%, equating to \$646,298.

Revenue

As the State of Connecticut continues to face economic uncertainty, municipal aid remains a challenge to establishing a budget. Below is a summary of the key revenue estimates:

Key Revenue Factors

Grand List - The net taxable Grand List grew by \$11,770,278 to \$1,841,840,584. This translates to an increase in tax revenue of \$459,118.

Supplemental motor vehicle collections are anticipated to increase by \$107,121.

State Aid – Within the Governor’s budget, aid to Vernon has remained largely unchanged. With economic uncertainty and the current turmoil in financial markets, I am committed to remaining conservative when compiling the revenue anticipated from the State of Connecticut.

Capital Improvements

The preservation and improvement of our infrastructure and capital assets is essential to prepare for Vernon’s future. Collectively, the included improvements will enhance the quality of town services and support our educational system and businesses.

Included within my budget proposal is a six-year Capital Improvement Plan (CIP). The CIP shows \$96,690,093 in proposed projects and equipment. Inclusive in that amount is \$67,805,916 in estimated constructions costs for the Waste Treatment Plant upgrade that is currently underway. As previously communicated, this project will be funded through a combination of a State grant, a low interest loan from the Clean Water Fund and neighboring communities.

Capital improvement budget spending is proposed at \$659,810, a slight increase over last year, with the remainder of expenditures funded through a variety of sources, including but not limited to, grants, debt service (internal leasing, bonding, and State Clean Water Funding) and Town Capital and Non-Recurring funds.

The list below elaborates on some of the planned project and equipment purchases:

- Continuation of **road, sidewalk and parking area** improvements.
- Renovations to **Citizens Block** for revitalization of the area.
- Funding for the maintenance and upkeep of our **Firehouses**.
- Investment in protective gear for our **first responders**.
- A second year of funding the State mandated replacement of the **Town fueling station**.

The Proposed CIP has undergone a rigorous development process beginning at the department level, and then comprehensively reviewed by the Capital Improvement Committee. The Capital Improvement Committee provided a prioritized list of current and future projects to Administration and Finance. Priorities factored into the process include a continuation of our replacement schedule for rolling stock (vehicles, equipment, etc.), as well as continued support for public safety equipment.

Another significant aspect of the capital plan is the long-term debt financing of infrastructure projects which requires balancing budgetary impacts with ongoing community needs. Debt funding includes \$5 million for the final year of the 2014 Town Road Bond project and ongoing internal lease program which has been proposed as the funding mechanism for a new Aerial Ladder Truck for the Vernon Fire Department. The remainder of capital improvement funds are expected to come from a variety of sources including the Town’s Capital Non-Recurring fund which has been structured to provide for multi-year funding of capital projects.

Summary

In closing, I urge you to join us in the process of developing this budget. The Town Council has established dates for their budget review starting on Thursday, March 26, 2020. Each budget meeting will be held at the Vernon Town Hall, 14 Park Place on the third floor and will have a Citizen's Forum or Public Hearing portion for your feedback.

The final step in the budgetary process takes place at the Annual Town Meeting, on Tuesday, April 28, 2020, in the Rockville High School Auditorium beginning at 7:00 pm. At this meeting electors and taxpayers will consider action on the final budget proposal. I urge everyone to take part in this process.

For updates and further information, please visit the town website, www.vernon-ct.gov.

I would once again like to thank all of Vernon's residents and employees for helping create and form this budget. Please contact my office if you have any questions.

Sincerely,

A handwritten signature in blue ink, reading "Daniel A. Champagne". The signature is written in a cursive, flowing style.

Mayor Daniel A. Champagne

TOWN OF VERNON, CONNECTICUT

REVENUE ESTIMATES SUMMARY

FISCAL YEAR 2020/ 2021

	<u>ESTIMATES FY 2019 / 2020</u>	<u>ESTIMATES FY 2020 / 2021</u>	<u>INCREASE (DECREASE)</u>	<u>% CHANGE</u>
Revenues:				
State Grants:				
Education	17,751,394	17,752,832	\$1,438	0.01%
Town	827,322	830,090	2,768	0.33%
Total State Grants	<u>18,578,716</u>	<u>18,582,922</u>	<u>4,206</u>	<u>0.02%</u>
Other Revenue:				
Licenses and Permits	492,500	491,000	(\$1,500)	-0.30%
Charges for Services	791,200	841,482	50,282	6.36%
Fines and Penalties	33,400	32,500	(900)	-2.69%
Use of Money and Property	326,000	301,000	(25,000)	-7.67%
Gifts and Contributions	40,000	8,000	(32,000)	-80.00%
Other	385,436	397,069	11,633	3.02%
Prior, Supplemental & Interest	1,552,046	1,765,393	213,347	13.75%
Transfers In	181,500	181,500	-	0.00%
Total Other Revenue	<u>3,802,082</u>	<u>4,017,944</u>	<u>215,862</u>	<u>5.68%</u>
State Grants & Other Revenue	<u>\$22,380,798</u>	<u>\$22,600,866</u>	<u>\$220,068</u>	<u>0.98%</u>
Current Tax Revenue	<u>71,040,112</u>	<u>71,499,230</u>	<u>459,118</u>	<u>0.65%</u>
TOTAL REVENUES	<u>\$93,420,910</u>	<u>\$94,100,096</u>	<u>\$679,186</u>	<u>0.73%</u>

TOWN OF VERNON, CONNECTICUT

APPROPRIATIONS SUMMARY

FISCAL YEAR 2020/ 2021

	APPROVED FY 2019 / 2020	TOWN COUNCIL FY 2020 / 2021	INCREASE (DECREASE)	% CHANGE
<u>Appropriations</u>				
General Government:				
General Government	3,635,297	3,852,919	\$217,622	5.99%
Community and Development	325,618	311,558	(14,060)	-4.32%
Public Safety	9,067,321	8,968,961	(98,360)	-1.08%
Maintenance and Development	5,799,045	6,287,094	488,049	8.42%
Human Services	1,165,581	1,190,957	25,376	2.18%
Recreation and Culture	1,990,096	2,088,360	98,264	4.94%
Town Wide	8,947,347	8,789,906	(157,441)	-1.76%
Total General Government	30,930,305	31,489,755	559,450	1.81%
Capital Improvements & Debt Service:				
Capital Improvements - Town	630,200	659,810	29,610	4.70%
Debt Service	7,989,811	7,433,639	(556,172)	-6.96%
Total Capital Impr. & Debt Service	8,620,011	8,093,449	(526,562)	-6.11%
<u>Subtotal: General Government & Capital Improvements / Debt Service</u>	\$ 39,550,316	\$ 39,583,204	\$ 32,888	0.08%
Education	53,870,594	54,516,892	646,298	1.20%
TOTAL APPROPRIATIONS	\$93,420,910	\$94,100,096	\$679,186	0.73%

TOWN OF VERNON, CONNECTICUT
PROPOSED MIL RATES FOR FISCAL YEAR 2020 / 2021
[Excludes Board of Assessment Appeals' Adjustments]

\$ (0) needed

Tax Revenue Required: **71,499,230**

	October 1, 2019 Net Grand List	Proposed Mil Rate	Taxes Generated	Adjustments (1)	Result	Collection Rate	Estimated Tax Revenue
Real Estate	1,562,479,840	39.63	61,921,076	(67,100)	61,853,976	98.60%	60,988,020
Personal Property	90,469,429	39.63	3,585,303	-	3,585,303	99.00%	3,549,450
Subtotal	1,652,949,269		65,506,380	(67,100)	65,439,280		64,537,471
Motor Vehicles	188,891,315	39.63	7,485,763	-	7,485,763	93.00%	6,961,759
Total	1,841,840,584		72,992,142	(67,100)	72,925,042		71,499,230

(1) Adjustments	
Elderly Circuit Breaker:	(137,000)
Other Elderly & Veterans Freeze Programs:	(22,100)
Grand List Adjustments - BAA Certificates of Correction	(20,925)
Grand List Pro-rates:	112,925
Adjustment Total:	(67,100)

Real Estate & Personal Property:

Fiscal Year 2019 - 2020 Mil Rate:	39.63	
Proposed Fiscal Year 2020 - 2021 Mil Rate:	39.63	
Proposed Mil Rate Increase / (Decrease):	-	0.00%

Motor Vehicle:

Fiscal Year 2019 - 2020 Mil Rate:	39.63	
Proposed Fiscal Year 2020 - 2021 Mil Rate:	39.63	
Proposed Mil Rate Increase / (Decrease):	-	0.00%

Blended Mil Rate Increase / (Decrease):	-	0.00%
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Mil Rate & Value of one mil	39.63	1,804,169
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CURRENT TAX REVENUE REQUIRED

Total FY 2020 / 21 Budget Increase	\$	679,186
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Net Revenue Increase -		
Other than Current Taxes	-	220,068

Current Tax Revenue Required	=	\$	459,118
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* Current Taxes Generated by Growth in the Grand List:	\$ 459,118
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**** RE, PP & MV Mil Rate Increase of 0.00 + -**

Current Tax Revenue Required	= \$	459,118
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* The growth in the overall grand list in terms of net assessments = \$11,770,278 or .64%

The tax collection rate for Real Estate is 98.60%; for Personal Property, 99.00%; and for Motor Vehicle, 93.00%. Net adjustments to 10/1/19 Grand List total -\$127,974.

TOWN OF VERNON, CT

DOLLAR AND PERCENT CHANGE IN THE GRAND LIST

OCTOBER 1, 2018 TO OCTOBER 1, 2019

	<u>October 1, 2018</u> (After BAA)	<u>October 1, 2019</u> (Before BAA)	Dollar Change	Percent Change
Gross Taxable Grand List:				
Real Estate	\$1,565,747,656	\$1,574,338,750	\$8,591,094	0.55%
Personal Property	96,372,989	94,413,100	-1,959,889	-2.03%
Motor Vehicles	186,227,721	190,615,169	4,387,448	2.36%
Total Gross Taxable Grand List	\$1,848,348,366	\$1,859,367,019	\$11,018,653	0.60%
Less Exemptions	-18,278,060	-17,526,435	751,625	-4.11%
NET TAXABLE GRAND LIST	<u>\$1,830,070,306</u>	<u>\$1,841,840,584</u>	<u>\$11,770,278</u>	<u>0.64%</u>

TOWN OF VERNON, CT

NET TAXABLE GRAND LIST

**DOLLAR AND PERCENT CHANGE IN
OCTOBER 1, 2018 TO OCTOBER 1, 2019**

	<u>October 1, 2018</u> (After BAA)	<u>October 1, 2019</u> (Before BAA)	Dollar Change	Percent Change
Net Taxable Grand List:				
Real Estate	\$1,553,158,764	\$1,562,479,840	\$9,321,076	0.60%
Personal Property	92,488,415	90,469,429	-2,018,986	-2.18%
Motor Vehicles	<u>184,423,127</u>	<u>188,891,315</u>	<u>4,468,188</u>	<u>2.42%</u>
NET TAXABLE GRAND LIST	\$1,830,070,306	\$1,841,840,584	\$11,770,278	0.64%

Grand List

Comparison October 1, 2019 vs October 1, 2018

	Gross Assessment		
	October 1, 2019 <u>Before BAA</u>	October 1, 2018 <u>After BAA</u>	<u>Dollar Change</u>
<u>Real Property</u>			
100 RESIDENTIAL	\$1,087,256,650	\$1,086,853,644	\$403,006
200 COMMERCIAL	251,546,800	248,987,875	2,558,925
300 INDUSTRIAL	26,064,760	26,026,790	37,970
400 PUBLIC UTILITY	1,255,900	1,255,790	110
500 VACANT LAND	9,962,570	9,771,380	191,190
600 USE ASSESSMENT	489,830	492,350	-2,520
800 APARTMENTS	197,762,240	192,359,827	5,402,413
Total Real Property	\$1,574,338,750	\$1,565,747,656	\$8,591,094
<u>Personal Property</u>			
9. Non-registered motor vehicles	\$2,065,910	\$1,850,580	\$215,330
10. Machinery and equipment	2,396,660	2,077,790	318,870
11. Horses and ponies	840	920	-80
12. Commercial fishing apparatus	0	0	0
13. New manufacturing machinery & equipment	3,441,300	3,385,670	55,630
15A. Manufacturing machinery & equip tax reli	0	0	0
15B. Biotech manufacturing equipment	0	0	0
16. Furniture and fixtures	30,661,050	31,307,752	-646,702
17. Farm machinery	620,440	666,590	-46,150
18. Farming tools	18,860	17,060	1,800
19. Mechanics tools	954,290	1,439,630	-485,340
20. EDP equipment	4,219,510	4,792,712	-573,202
21. Telecommunications	1,730,130	1,695,690	34,440
22. Utility equipment	39,062,470	39,453,980	-391,510
23. Supplies on hand	491,950	553,140	-61,190
24. Other taxable goods	7,608,020	8,011,180	-403,160
25. Penalty (25%)	1,141,670	1,120,295	21,375
Total Personal Property	\$94,413,100	\$96,372,989	-\$1,959,889
Motor Vehicles	\$190,615,169	\$186,227,721	\$4,387,448
Gross Taxable Grand List	\$1,859,367,019	\$1,848,348,366	\$11,018,653
Less Exemptions	-17,526,435	-18,278,060	751,625
Net Taxable Grand List	\$1,841,840,584	\$1,830,070,306	\$11,770,278
Tax Exempt Real Estate	\$206,278,740	\$206,956,478	-\$677,738
Tax Exempt Personal	\$0	\$0	\$0

TOWN OF VERNON, CT

NET TAXABLE GRAND LIST AND % CHANGE - BY TAXABLE PROPERTY - 10/1/19 BEFORE BAA

FOR THE FISCAL YEARS 2010/11 - 2020/21 (GRAND LISTS 10/1/2009 - 10/1/2019)

Fiscal Year	Grand List	Real Property		Personal Property		Motor Vehicles		Total	
		Net Taxable Grand List	% Change	Net Taxable Grand List	% Change	Net Taxable Grand List	% Change	Net Taxable Grand List	% Change
2010/11	10/1/09	\$1,666,654,720	0.13%	\$74,447,066	2.87%	\$153,537,018	-0.20%	\$1,894,638,804	0.21%
2011/12	10/1/10	1,675,422,920	0.53%	77,221,820	3.73%	161,928,532	5.47%	1,914,573,272	1.05%
2012/13 *	10/1/11	1,486,403,230	-11.28%	73,714,500	-4.54%	178,321,984	10.12%	1,738,439,714	-9.20%
2013/14	10/1/12	1,493,134,500	0.45%	66,792,040	-9.39%	174,454,325	-2.17%	1,734,380,865	-0.23%
2014/15	10/1/13	1,503,406,927	0.69%	75,942,989	13.70%	182,700,970	4.73%	1,762,050,886	1.60%
2015/16	10/1/14	1,510,155,882	0.45%	79,865,015	5.16%	177,061,631	-3.09%	1,767,082,528	0.29%
2016/17	10/1/15	1,516,055,457	0.39%	75,094,698	-5.97%	177,546,348	0.27%	1,768,696,503	0.09%
2017/18 *	10/1/16	1,533,125,300	1.13%	81,619,137	8.69%	180,086,105	1.43%	1,794,830,542	1.48%
2018/19	10/1/17	1,543,962,088	0.71%	92,385,720	13.19%	183,878,085	2.11%	1,820,225,893	1.41%
2019/20	10/1/18	1,553,158,764	0.60%	92,488,415	0.11%	184,423,127	0.30%	1,830,070,306	0.54%
2020/21	10/1/19	1,562,479,840	0.60%	90,469,429	-2.18%	188,891,315	2.42%	1,841,840,584	0.64%
TEN YEAR - % CHANGE			-6.25%		21.52%		23.03%		-2.79%
TEN YEAR AVERAGE - % CHANGE			-0.63%		2.15%		2.30%		-0.28%

* Revaluation

TOWN OF VERNON, CT

NET TAXABLE GRAND LIST AND % CHANGE - BY TAXABLE PROPERTY - 10/1/19 BEFORE BAA

FOR THE FISCAL YEARS 2010/11 - 2020/21 (GRAND LISTS 10/1/2009 - 10/1/2019)

Fiscal Year	Grand List	Real Property		Personal Property		Motor Vehicles		Total	
		Net Taxable Grand List	\$ Change	Net Taxable Grand List	\$ Change	Net Taxable Grand List	\$ Change	Net Taxable Grand List	\$ Change
2010/11	10/1/09	\$1,666,654,720	\$2,180,410	\$74,447,066	\$2,073,856	\$153,537,018	-\$314,573	\$1,894,638,804	\$3,939,693
2011/12	10/1/10	1,675,422,920	8,768,200	77,221,820	2,774,754	161,928,532	8,391,514	1,914,573,272	19,934,468
2012/13 *	10/1/11	1,486,403,230	-189,019,690	73,714,500	-3,507,320	178,321,984	16,393,452	1,738,439,714	-176,133,558
2013/14	10/1/12	1,493,134,500	6,731,270	66,792,040	-6,922,460	174,454,325	-3,867,659	1,734,380,865	-4,058,849
2014/15	10/1/13	1,503,406,927	10,272,427	75,942,989	9,150,949	182,700,970	8,246,645	1,762,050,886	27,670,021
2015/16	10/1/14	1,510,155,882	6,748,955	79,865,015	3,922,026	177,061,631	-5,639,339	1,767,082,528	5,031,642
2016/17	10/1/15	1,516,055,457	5,899,575	75,094,698	-4,770,317	177,546,348	484,717	1,768,696,503	1,613,975
2017/18 *	10/1/16	1,533,125,300	17,069,843	81,619,137	6,524,439	180,086,105	2,539,757	1,794,830,542	26,134,039
2018/19	10/1/17	1,543,962,088	10,836,788	92,385,720	10,766,583	183,878,085	3,791,980	1,820,225,893	25,395,351
2019/20	10/1/18	1,553,158,764	9,196,676	92,488,415	102,695	184,423,127	545,042	1,830,070,306	9,844,413
2020/21	10/1/19	1,562,479,840	9,321,076	90,469,429	-2,018,986	188,891,315	4,468,188	1,841,840,584	11,770,278
TEN YEAR - \$ CHANGE		-\$104,174,880		\$16,022,363		\$35,354,297		-\$52,798,220	
TEN YEAR AVE - \$ CHANGE		-10,417,488		1,602,236		3,535,430		-5,279,822	

* Revaluation

TOWN OF VERNON, CT

NET TAXABLE GRAND LIST AND % CHANGE - BY TAXABLE PROPERTY - 10/1/19 BEFORE BAA

FOR THE FISCAL YEARS 2010/11 - 2020/21 (GRAND LISTS 10/1/2009 - 10/1/2019)

Fiscal Year	Grand List	Real Property		Personal Property		Motor Vehicles		Total
		Net Taxable Grand List	% of Total	Net Taxable Grand List	% of Total	Net Taxable Grand List	% of Total	Net Taxable Grand List
2010/11	10/1/09	\$1,666,654,720	87.97%	\$74,447,066	3.93%	\$153,537,018	8.10%	\$1,894,638,804
2011/12	10/1/10	1,675,422,920	87.51%	77,221,820	4.03%	161,928,532	8.46%	1,914,573,272
2012/13	* 10/1/11	1,486,403,230	85.50%	73,714,500	4.24%	178,321,984	10.26%	1,738,439,714
2013/14	10/1/12	1,493,134,500	86.09%	66,792,040	3.85%	174,454,325	10.06%	1,734,380,865
2014/15	10/1/13	1,503,406,927	85.32%	75,942,989	4.31%	182,700,970	10.37%	1,762,050,886
2015/16	10/1/14	1,510,155,882	85.46%	79,865,015	4.52%	177,061,631	10.02%	1,767,082,528
2016/17	10/1/15	1,516,055,457	85.72%	75,094,698	4.25%	177,546,348	10.04%	1,768,696,503
2017/18	* 10/1/16	1,533,125,300	85.42%	81,619,137	4.55%	180,086,105	10.03%	1,794,830,542
2018/19	10/1/17	1,543,962,088	84.82%	92,385,720	5.08%	183,878,085	10.10%	1,820,225,893
2019/20	10/1/18	1,553,158,764	84.87%	92,488,415	5.05%	184,423,127	10.08%	1,830,070,306
2020/21	10/1/19	1,562,479,840	84.83%	90,469,429	4.91%	188,891,315	10.26%	1,841,840,584
TEN YEAR AVE - % of Total			85.55%		4.48%		9.97%	
TEN YEAR CHANGE - % of Total			-3.13%		0.98%		2.15%	

* Revaluation

TOWN OF VERNON, CT

REAL PROPERTY - GROSS TAXABLE GRAND LIST AND % CHANGE - BY TYPE, 10/1/19 BEFORE BAA

FOR THE FISCAL YEARS 2010/11 - 2020/21 (GRAND LISTS 10/1/2009 - 10/1/2019)

Fiscal Year	Grand List	Residential		Commercial / Industrial / Utility		Vacant Land / Use Assess.		Total	
		Gross Taxable Grand List	\$ Change	Gross Taxable Grand List	\$ Change	Gross Taxable Grand List	\$ Change	Gross Taxable Grand List	\$ Change
2010/11	10/1/09	\$1,262,353,130	\$7,503,270	\$402,533,190	-\$2,230,000	\$8,888,960	-\$3,200,230	\$1,673,775,280	\$2,073,040
2011/12	10/1/10	1,270,682,460	8,329,330	402,280,370	-252,820	9,272,590	383,630	1,682,235,420	8,460,140
2012/13 *	10/1/11	1,130,298,450	-140,384,010	355,468,960	-46,811,410	8,646,440	-626,150	1,494,413,850	-187,821,570
2013/14	10/1/12	1,133,279,540	2,981,090	359,258,430	3,789,470	7,470,250	-1,176,190	1,500,008,220	5,594,370
2014/15	10/1/13	1,137,949,410	4,669,870	364,582,922	5,324,492	7,201,725	-268,525	1,509,734,057	9,725,837
2015/16	10/1/14	1,142,601,750	4,652,340	367,152,045	2,569,123	6,424,717	-777,008	1,516,178,512	6,444,455
2016/17	10/1/15	1,146,487,947	3,886,197	368,921,310	1,769,265	6,350,180	-74,537	1,521,759,437	5,580,925
2017/18 *	10/1/16	1,083,608,534	-62,879,413	447,501,811	78,580,501	11,877,808	5,527,628	1,542,988,153	21,228,716
2018/19	10/1/17	1,085,329,678	1,721,144	457,722,882	10,221,071	11,039,020	-838,788	1,554,091,580	11,103,427
2019/20	10/1/18	1,086,853,644	1,523,966	468,630,282	10,907,400	10,263,730	-775,290	1,565,747,656	11,656,076
2020/21	10/1/19	1,087,256,650	403,006	476,629,700	7,999,418	10,452,400	188,670	1,574,338,750	8,591,094
TEN YEAR - \$ CHANGE		-\$175,096,480		\$74,096,510		\$1,563,440		-\$99,436,530	
TEN YEAR AVE - \$ CHANGE		-\$17,509,648		\$7,409,651		\$156,344		-\$9,943,653	

TOWN OF VERNON, CT

REAL PROPERTY - GROSS TAXABLE GRAND LIST AND % CHANGE - BY TYPE, 10/1/19 BEFORE BAA

FOR THE FISCAL YEARS 2010/11 - 2020/21 (GRAND LISTS 10/1/2009 - 10/1/2019)

Fiscal Year	Grand List	Residential		Commercial / Industrial / Utility		Vacant Land / Use Assess.		Total
		Gross Taxable Grand List	% of Total	Gross Taxable Grand List	% of Total	Gross Taxable Grand List	% of Total	Gross Taxable Grand List
2010/11	10/1/09	\$1,262,353,130	75.42%	\$402,533,190	24.05%	\$8,888,960	0.53%	\$1,673,775,280
2011/12	10/1/10	1,270,682,460	75.54%	402,280,370	23.91%	9,272,590	0.55%	1,682,235,420
2012/13	* 10/1/11	1,130,298,450	75.63%	355,468,960	23.79%	8,646,440	0.58%	1,494,413,850
2013/14	10/1/12	1,133,279,540	75.55%	359,258,430	23.95%	7,470,250	0.50%	1,500,008,220
2014/15	10/1/13	1,137,949,410	75.37%	364,582,922	24.15%	7,201,725	0.48%	1,509,734,057
2015/16	10/1/14	1,142,601,750	75.36%	367,152,045	24.22%	6,424,717	0.42%	1,516,178,512
2016/17	10/1/15	1,146,487,947	75.34%	368,921,310	24.24%	6,350,180	0.42%	1,521,759,437
2017/18	* 10/1/16	1,083,608,534	70.23%	447,501,811	29.00%	11,877,808	0.77%	1,542,988,153
2018/19	10/1/17	1,085,329,678	69.84%	457,722,882	29.45%	11,039,020	0.71%	1,554,091,580
2019/20	10/1/18	1,086,853,644	69.41%	468,630,282	29.93%	10,263,730	0.66%	1,565,747,656
2020/21	10/1/19	1,087,256,650	69.06%	476,629,700	30.27%	10,452,400	0.66%	1,574,338,750
TEN YEAR AVE - % of Total			73.13%		26.29%		0.57%	
TEN YEAR CHANGE - % of Total			-6.36%		5.88%		0.13%	

* Revaluation

TOWN OF VERNON, CT

REAL PROPERTY - GROSS TAXABLE GRAND LIST AND % CHANGE - BY TYPE, 10/1/19 BEFORE BAA

FOR THE FISCAL YEARS 2010/11 - 2020/21 (GRAND LISTS 10/1/2009 - 10/1/2019)

Fiscal Year	Grand List	Residential		Commercial / Industrial / Utility		Vacant Land / Use Assess.		Total	
		Gross Taxable Grand List	% Change	Gross Taxable Grand List	% Change	Gross Taxable Grand List	% Change	Gross Taxable Grand List	% Change
2010/11	10/1/09	\$1,262,353,130	0.60%	\$402,533,190	-0.55%	\$8,888,960	-26.47%	\$1,673,775,280	0.12%
2011/12	10/1/10	1,270,682,460	0.66%	402,280,370	-0.06%	9,272,590	4.32%	1,682,235,420	0.51%
2012/13	* 10/1/11	1,130,298,450	-11.05%	355,468,960	-11.64%	8,646,440	-6.75%	1,494,413,850	-11.16%
2013/14	10/1/12	1,133,279,540	0.26%	359,258,430	1.07%	7,470,250	-13.60%	1,500,008,220	0.37%
2014/15	10/1/13	1,137,949,410	0.41%	364,582,922	1.48%	7,201,725	-3.59%	1,509,734,057	0.65%
2015/16	10/1/14	1,142,601,750	0.41%	367,152,045	0.70%	6,424,717	-10.79%	1,516,178,512	0.43%
2016/17	10/1/15	1,146,487,947	0.34%	368,921,310	0.48%	6,350,180	-1.16%	1,521,759,437	0.37%
2017/18	* 10/1/16	1,083,608,534	-5.48%	447,501,811	21.30%	11,877,808	87.05%	1,542,988,153	1.40%
2018/19	10/1/17	1,085,329,678	0.16%	457,722,882	2.28%	11,039,020	-7.06%	1,554,091,580	0.72%
2019/20	10/1/18	1,086,853,644	0.14%	468,630,282	2.38%	10,263,730	-7.02%	1,565,747,656	0.75%
2020/21	10/1/19	1,087,256,650	0.04%	476,629,700	1.71%	10,452,400	1.84%	1,574,338,750	0.55%
TEN YEAR - % CHANGE			-13.87%		18.41%		17.59%		-5.94%
TEN YEAR AVE - % CHANGE			-1.39%		1.84%		1.76%		-0.59%

* Revaluation

TOWN OF VERNON, CONNECTICUT

TOP TEN TAXPAYERS
10 / 01 / 2019 GRAND LIST

<u>Rank</u>	<u>Taxpayer</u>	<u>Business</u>	<u>% of Grand List *</u>	<u>Assessment 10 /01/ 2019 Grand List</u>
1.	Chapman and The Mansions, LLC	Land and Apartments	4.14%	\$76,294,200
2.	Evandro Santini & Woodbrook LLC	Land and Apartments	3.00%	55,243,360
3.	Connecticut Water Company	Utility	1.53%	28,186,310
4.	Tri City Improvements, LLC	Shopping center	1.44%	26,601,450
5.	Connecticut Light & Power / Yankee Gas Co.	Utility	1.08%	19,833,030
6.	Prospect Rockville Hospital & ECHN	Healthcare	0.97%	17,918,260
7.	CE Vernon II LLC	Shopping center	0.91%	16,707,300
8.	Boston Rockville / Boston Vernon	Shopping centers / Land	0.47%	8,592,060
9.	Talcotville Development Co.	Apartments	0.44%	8,168,540
10.	Briar Knoll Apartments	Apartments	0.43%	7,919,300
Total Top 10			<u>14.41%</u>	<u>\$265,463,810</u>

* Based on the October 1, 2019 Net Taxable Grand List of \$1,841,840,584 (Before BAA).