

ALL PROPERTY - 2021
10 HIGHEST TAXPAYERS

	NAME	PROPERTY	DESCRIPTION	2021	% OF NGL
1	Connecticut Light & Power	Various Locations	Utility	62,100,540	0.87%
2	FW CT - Corbins Corner Shopping Ctr	1459 New Britain Ave	Shopping Center	47,159,700	0.66%
3	West Farms Mall LLC	1502 New Britain Ave	Regional Mall	44,371,380	0.62%
4	Blue Back Capital Partners LLC	Various Locations	Shopping Center	37,647,730	0.52%
5	Town Center West Associates	29 South Main Street	Mixed Use	29,502,330	0.41%
6	SF WH Property Owner LLC	1445 New Britain Ave	Mixed Use	28,901,180	0.40%
7	Steele Road LLC	243 Steele Road	Apartments	26,140,700	0.36%
8	ALNIC LLC	Raymond Rd/Farmington Av	Supermarket	23,128,910	0.32%
9	E & A Northeast Limited Partnership	333 North Main St	Shopping Center	21,772,240	0.30%
10	ER West Hartford LLC	1248 Farmington Ave	Apartments	21,123,990	0.29%
TOTAL				341,848,700	4.76%

REAL PROPERTY - 2021
10 HIGHEST TAXPAYERS

	NAME	2021	2020	DIFFERENCE
1	FW CT Corbins Corner Shopping Ctr LLC	47,159,700	42,378,420	4,781,280
2	West Farms Mall LLC	44,100,000	52,150,000	(8,050,000)
3	Blue Back Capital Partners LLC	37,332,540	72,450,000	(35,117,460)
4	Town Center West Associates	29,389,360	28,065,520	1,323,840
5	SF WH Property Owner LLC	28,901,180	29,271,060	(369,880)
6	Steele Road LLC	26,065,130	23,426,410	2,638,720
7	ALNIC LLC	23,128,910	12,587,190	10,541,720
8	E + A Northeast Limited Partnership	21,772,240	18,200,000	3,572,240
9	ER WEST HARTFORD LLC	21,113,190	18,830,000	2,283,190
10	Bishop's Corner (E&A) LLC	21,065,100	18,200,000	2,865,100
TOTAL		300,027,350	315,558,600	(15,531,250)

Notes:

- 1.) West Farms mall experienced a drop in value largely brought on by the pandemic that impacted revenues
- 2.) The Blue Back Square development experienced a substantial drop in value. It sold in May 2021 for \$40 million; it previously sold in April 2013 for \$104 million.
- 3.) Whole Foods was purchased by ALNIC LLC in June 2021 for \$35.3 million, substantially above the the 2016 valuation. It previously sold in October 2010 for \$17.9 million.

PERSONAL PROPERTY - 2021

10 HIGHEST TAXPAYERS

ITEMS	NAME	2021 NET ASSESSMENT		2020 NET ASSESSMENT		DIFFERENCE
1	Connecticut Light & Power	58,713,800		44,971,540		13,742,260
2	Connecticut Natural Gas Corp.	15,313,660		14,221,680		1,091,980
3	Kenny/Obayashi IV A JV	7,226,340		421,910		6,804,430
4	The Wiremold Company	4,820,560		5,086,860		(266,300)
5	NETSPEED LLC	3,128,720		2,603,080		525,640
6	Comcast of CT Inc.	2,316,150		95,600		2,220,550
7	The United Tool & Die Co.	2,018,040		1,054,730		963,310
8	Bank of America NA	1,875,590		1,724,260		151,330
9	Cellco Partnership	1,784,190		2,343,400		(559,210)
10	WG Hamilton Heights Place LLC	1,667,090		1,767,600		(100,510)
	NET TAXABLE TOTALS	98,864,140		74,290,660		24,573,480

Notes:

- 1.) Reductions are attributable to annual depreciation on existing capital equipment and no new capital equipment purchases, coupled with asset disposals.
- 2.) In other instances new capital equipment purchases exceeded the level of annual depreciation and disposals resulting in net assessment increases.

Extraordinary Items

- 1.) Item #3 _ Included tunnel boring machinery and equipment being used on the MDC storm water project located in West Hartford for October 1, 2021
- 2.) Item #1 _ Significant capital equipment expansion with underground utility improvements by Connecticut Light and Power/Eversource
- 3.) Item #6 _ Previously under reported asset costs by Comcast of CT captured in the October 1, 2021 Grand List