

MEMORANDUM

To: Lori L. Spielman, First Selectman
CC: Tiffany Pignataro, Finance Officer/Treasurer
From: Laura Plona, Deputy Assessor
Date: 2/28/2022
Re: October 1, 2021 Grand List

The completed October 1, 2021 Grand List of net taxable property, which will be reflected on the July 1, 2022 tax bills, is summarized below. It is still subject to hearings of the Ellington Board of Assessment Appeals. Below are assessments by category as compared to the 2020 Grand List:

| CATEGORY | NET GRAND LIST | | PERCENT CHANGE | NET ASSESSMENT CHANGE |
|-------------------|-----------------|-----------------|----------------|-----------------------|
| | 2020 | 2021 | | |
| REAL ESTATE | \$1,275,729,240 | \$1,283,212,780 | 00.59% | \$ 7,483,540 |
| PERSONAL PROPERTY | \$ 68,849,349 | \$ 78,518,550 | 14.04% | \$ 9,669,201 |
| MOTOR VEHICLE | \$ 158,249,710 | \$ 196,264,700 | 24.02% | \$ 38,014,990 |
| TOTAL | \$1,502,828,299 | \$1,557,996,030 | 03.67% | \$ 55,167,731 |

The 2021 Grand List had a combined assessment increase of \$55,167,731, which is an overall increase of 03.67%. The real estate portion of the list increased by 00.59%. Additionally, personal property reflects an increase of \$9,669,201 or 14.04% due to the addition of new machinery and equipment for new and existing businesses. Motor Vehicle had an increase of 24.02%, or approximately \$38 million.

REAL ESTATE

As noted above, the net real estate Grand List increased from \$1,275,729,240 to \$1,283,212,780, an increase of \$7,483,540 or 00.59%. This increase is attributed to both commercial and residential new construction.

PERSONAL PROPERTY

The personal property component of the 2021 Grand List experienced an overall increase of \$9,669,201 or 14.04% from the 2020 Grand List. New businesses, along with additional equipment and machinery acquired by existing businesses contributed to grand list growth. The overall number of personal property accounts increased slightly from 1005 in 2020 to 1043 in 2021.

Exemptions for newly acquired manufacturing equipment decreased from \$21,761,830 to \$18,255,560 from the 2020 Grand List as noted below. Two companies did not file their declaration on time, and therefore are ineligible for the manufacturing exemption. The equipment is considered taxable for this year.

Manufacturing Equipment Exemption

| CATEGORY | 2020 | 2021 | PERCENT CHANGE | DOLLAR CHANGE |
|-----------------|--------------|--------------|-----------------------|----------------------|
| Code 13 | \$21,761,830 | \$18,255,560 | -16.11% | \$ -3,506,270 |

The exemption is based on Manufacturing Machinery and Equipment values submitted annually on the personal property declaration.

MOTOR VEHICLES

The 2021 motor vehicle Grand List increased by \$38,014,990 or 24.02%. This is relatively consistent throughout all 169 towns suggesting that the increases are typical of the marketplace in 2021. A survey of Connecticut town grand lists reflects an average increase in Motor Vehicle values by 25.3%.

ACTIVE REAL ESTATE ABATEMENTS

There is only one active tax abatement for the 2021 Grand List:

| | | |
|---|-----------------------------------|--------------------|
| Oakridge Dairy, LLC, 11 Jobs Hill Rd (Milking Parlor and Cross-vent Dairy Barn) (50% abatement on new buildings for 7 years) | <u>Year 5 of 7 Year Abatement</u> | <u>\$3,445,105</u> |
|---|-----------------------------------|--------------------|

CONCRETE FOUNDATION ADJUSTMENTS

For the 2021 Grand List, 11 new applications were added to the foundation list. The net assessment **loss** is \$509,490 for these additional properties. Also this year, 22 foundations were repaired, resulting in a net assessment gain of \$1,875,100.

The Town of Ellington continues to partner with the towns of Vernon and Stafford in a grant program to assist residents in testing their concrete foundations for the presence of pyrrhotite. This is an income based program administered through each town's Human Services department.