

TOWN OF VERNON, CT

DOLLAR AND PERCENT CHANGE IN THE GRAND LIST

OCTOBER 1, 2020 TO OCTOBER 1, 2021

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	<u>October 1, 2020</u> (After BAA)	<u>October 1, 2021</u> (Before BAA)	<u>Dollar</u> <u>Change</u>	<u>Percent</u> <u>Change</u>
<b>Gross Taxable Grand List:</b>				
Real Estate	1,582,151,690	1,890,317,677	308,165,987	19.48%
Personal Property	96,809,277	101,182,790	4,373,513	4.52%
Motor Vehicles	201,155,234	256,134,266	54,979,032	27.33%
<b>Total Gross Taxable Grand List</b>	<b>\$1,880,116,201</b>	<b>\$2,247,634,733</b>	<b>\$367,518,532</b>	<b>19.55%</b>
Less Exemptions	<u>-17,883,387</u>	<u>-17,780,917</u>	<u>102,470</u>	<u>-0.57%</u>
<b>NET TAXABLE GRAND LIST</b>	<b>1,862,232,814</b>	<b>2,229,853,816</b>	<b>367,621,002</b>	<b>19.74%</b>

TOWN OF VERNON, CT

NET TAXABLE GRAND LIST

DOLLAR AND PERCENT CHANGE IN  
OCTOBER 1, 2020 TO OCTOBER 1, 2021

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	<u>October 1, 2020</u> (After BAA)	<u>October 1, 2021</u> (Before BAA)	Dollar Change	Percent Change
<b>Net Taxable Grand List:</b>				
Real Estate	1,570,537,780	1,879,066,507	308,528,727	19.64%
Personal Property	92,366,924	96,947,138	4,580,214	4.96%
Motor Vehicles	199,328,110	253,840,171	54,512,061	27.35%
<b>NET TAXABLE GRAND LIST</b>	<b>\$1,862,232,814</b>	<b>\$2,229,853,816</b>	<b>\$367,621,002</b>	<b>19.74%</b>

# Grand List

## Comparison October 1, 2021 vs October 1, 2020

	<b>Gross Assessment</b>		
	<b>October 1, 2021</b>	<b>October 1, 2020</b>	<b>Dollar</b>
	<b><u>Before BAA</u></b>	<b><u>After BAA</u></b>	<b><u>Change</u></b>
<b><u>Real Property</u></b>			
100 RESIDENTIAL	\$1,301,169,720	\$1,091,853,080	\$209,316,640
200 COMMERCIAL	277,459,947	249,798,490	27,661,457
300 INDUSTRIAL	27,263,090	25,950,170	1,312,920
400 PUBLIC UTILITY	1,378,240	1,255,900	122,340
500 VACANT LAND	10,423,370	9,527,350	896,020
600 USE ASSESSMENT	566,290	510,230	56,060
800 APARTMENTS	272,057,020	203,256,470	68,800,550
<b>Total Real Property</b>	<b>\$1,890,317,677</b>	<b>\$1,582,151,690</b>	<b>\$308,165,987</b>
<b><u>Personal Property</u></b>			
9. Non-registered motor vehicles	\$2,359,253	\$2,491,176	-\$131,923
10. Machinery and equipment	1,648,620	2,403,270	-754,650
11. Horses and ponies	840	840	0
12. Commercial fishing apparatus	0	0	0
13. New manufacturing machinery & equipment	3,735,280	3,941,480	-206,200
15A. Manufacturing machinery & equip tax reli	0	0	0
15B. Biotech manufacturing equipment	0	0	0
16. Furniture and fixtures	33,689,440	31,614,438	2,075,002
17. Farm machinery	522,640	475,070	47,570
18. Farming tools	24,140	21,880	2,260
19. Mechanics tools	962,000	968,013	-6,013
20. EDP equipment	4,939,360	4,120,930	818,430
21. Telecommunications	3,123,200	3,041,880	81,320

22. Utility equipment	40,876,070	37,918,910	2,957,160
23. Supplies on hand	546,760	426,250	120,510
24. Other taxable goods	7,366,730	7,842,570	-475,840
25. Penalty (25%)	1,388,457	1,542,570	-154,113
<b>Total Personal Property</b>	<b>\$101,182,790</b>	<b>\$96,809,277</b>	<b>\$4,373,513</b>
<b>Motor Vehicles</b>	<b>\$256,134,266</b>	<b>\$201,155,234</b>	<b>\$54,979,032</b>
Gross Taxable Grand List	\$2,247,634,733	\$1,880,116,201	\$367,518,532
Less Exemptions	-17,780,917	-17,883,387	102,470
<b>Net Taxable Grand List</b>	<b>\$2,229,853,816</b>	<b>\$1,862,232,814</b>	<b>\$367,621,002</b>
Tax Exempt Real Estate	\$256,180,343	\$205,888,770	\$50,291,573
Tax Exempt Personal	\$0	\$0	\$0

**TOWN OF VERNON, CT**

**NET TAXABLE GRAND LIST AND % CHANGE - BY TAXABLE PROPERTY - 10/1/21 BEFORE BAA**

**FOR THE FISCAL YEARS 2012/13 - 2022/23 (GRAND LISTS 10/1/2011 - 10/1/2021)**

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
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	1,561,252,553	0.52%	90,116,158	-2.56%	187,294,630	1.56%	1,838,663,341	0.47%
2021/22	10/1/20	1,570,537,780	0.59%	92,366,924	2.50%	199,328,110	6.42%	1,862,232,814	1.28%
<b>2022/23 *</b>	<b>10/1/21</b>	<b>1,879,066,507</b>	<b>19.64%</b>	<b>96,947,138</b>	<b>4.96%</b>	<b>253,840,171</b>	<b>27.35%</b>	<b>2,229,853,816</b>	<b>19.74%</b>
<b>TEN YEAR - % CHANGE</b>			<b>26.42%</b>	<b>31.52%</b>			<b>42.35%</b>		<b>28.27%</b>
<b>TEN YEAR AVERAGE - % CHANGE</b>			<b>2.64%</b>	<b>3.15%</b>			<b>4.23%</b>		<b>2.83%</b>

\* Revaluation

**TOWN OF VERNON, CT**

**NET TAXABLE GRAND LIST AND % CHANGE - BY TAXABLE PROPERTY - 10/1/21 BEFORE BAA**

**FOR THE FISCAL YEARS 2012/13 - 2022/23 (GRAND LISTS 10/1/2011 - 10/1/2021)**

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
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	1,561,252,553	8,093,789	90,116,158	-2,372,257	187,294,630	2,871,503	1,838,663,341	8,593,035
2021/22	10/1/20	1,570,537,780	9,285,227	92,366,924	2,250,766	199,328,110	12,033,480	1,862,232,814	23,569,473
<b>2022/23</b>	<b>* 10/1/21</b>	<b>1,879,066,507</b>	<b>308,528,727</b>	<b>96,947,138</b>	<b>4,580,214</b>	<b>253,840,171</b>	<b>54,512,061</b>	<b>2,229,853,816</b>	<b>367,621,002</b>
<b>TEN YEAR - \$ CHANGE</b>		<b>\$392,663,277</b>		<b>\$23,232,638</b>		<b>\$75,518,187</b>		<b>\$491,414,102</b>	
<b>TEN YEAR AVE - \$ CHANGE</b>		<b>39,266,328</b>		<b>2,323,264</b>		<b>7,551,819</b>		<b>49,141,410</b>	

\* Revaluation

**TOWN OF VERNON, CT**

**NET TAXABLE GRAND LIST AND % CHANGE - BY TAXABLE PROPERTY - 10/1/21 BEFORE BAA**

**FOR THE FISCAL YEARS 2012/13 - 2022/23 (GRAND LISTS 10/1/2011 - 10/1/2021)**

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	
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	1,561,252,553	84.91%	90,116,158	4.90%	187,294,630	10.19%	1,838,663,341
2021/22		10/1/20	1,570,537,780	84.34%	92,366,924	4.96%	199,328,110	10.70%	1,862,232,814
<b>2022/23</b>	<b>*</b>	<b>10/1/21</b>	<b>1,879,066,507</b>	<b>84.27%</b>	<b>96,947,138</b>	<b>4.35%</b>	<b>253,840,171</b>	<b>11.38%</b>	<b>2,229,853,816</b>
<b>TEN YEAR AVE - % of Total</b>				<b>85.12%</b>		<b>4.58%</b>		<b>10.30%</b>	
<b>TEN YEAR CHANGE - % of Total</b>				<b>-1.23%</b>		<b>0.11%</b>		<b>1.13%</b>	

\* Revaluation





**TOWN OF VERNON, CT**

**REAL PROPERTY - GROSS TAXABLE GRAND LIST AND % CHANGE - BY TYPE, 10/1/20 BEFORE BAA**

**FOR THE FISCAL YEARS 2012/13 - 2022/23 (GRAND LISTS 10/1/2011 - 10/1/2021)**

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
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	1,087,511,090	0.06%	475,186,912	1.40%	10,411,461	1.44%	1,573,109,463	0.47%
2021/22	10/1/20	1,091,853,080	0.40%	480,261,030	1.07%	10,037,580	-3.59%	1,582,151,690	0.57%
<b>2022/23 *</b>	<b>10/1/21</b>	<b>1,301,169,720</b>	<b>19.17%</b>	<b>578,158,297</b>	<b>20.38%</b>	<b>10,989,660</b>	<b>9.49%</b>	<b>1,890,317,677</b>	<b>19.48%</b>
<b>TEN YEAR - % CHANGE</b>		<b>15.12%</b>		<b>62.65%</b>		<b>27.10%</b>		<b>26.49%</b>	
<b>TEN YEAR AVE - % CHANGE</b>		<b>1.51%</b>		<b>6.26%</b>		<b>2.71%</b>		<b>2.65%</b>	

\* Revaluation

**TOWN OF VERNON, CT**

**REAL PROPERTY - GROSS TAXABLE GRAND LIST AND % CHANGE - BY TYPE, 10/1/20 BEFORE BAA**

**FOR THE FISCAL YEARS 2012/13 - 2022/23 (GRAND LISTS 10/1/2011 - 10/1/2021)**

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	
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	1,087,511,090	652,446	475,186,912	6,556,630	10,411,461	147,731	1,573,109,463	7,361,807
2021/22		10/1/20	1,091,853,080	4,341,990	480,261,030	5,074,118	10,037,580	-373,881	1,582,151,690	9,042,227
<b>2022/23</b>	<b>*</b>	<b>10/1/21</b>	<b>1,301,169,720</b>	<b>209,316,640</b>	<b>578,158,297</b>	<b>97,897,267</b>	<b>10,989,660</b>	<b>952,080</b>	<b>1,890,317,677</b>	<b>308,165,987</b>
<b>TEN YEAR - \$ CHANGE</b>				<b>170,871,270</b>		<b>222,689,337</b>		<b>2,343,220</b>		<b>395,903,827</b>
<b>TEN YEAR AVE - \$ CHANGE</b>				<b>17,087,127</b>		<b>22,268,934</b>		<b>234,322</b>		<b>39,590,383</b>

\* Revaluation

**TOWN OF VERNON, CT**

**REAL PROPERTY - GROSS TAXABLE GRAND LIST AND % CHANGE - BY TYPE, 10/1/20 BEFORE BAA**

**FOR THE FISCAL YEARS 2012/13 - 2022/23 (GRAND LISTS 10/1/2011 - 10/1/2021)**

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
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	1,087,511,090	69.13%	475,186,912	30.21%	10,411,461	0.66%	1,573,109,463
2021/22	10/1/20	1,091,853,080	69.01%	480,261,030	30.35%	10,037,580	0.63%	1,582,151,690
<b>2022/23</b>	<b>* 10/1/21</b>	<b>1,301,169,720</b>	<b>68.83%</b>	<b>578,158,297</b>	<b>30.59%</b>	<b>10,989,660</b>	<b>0.58%</b>	<b>1,890,317,677</b>
<b>TEN YEAR AVE - % of Total</b>			<b>71.81%</b>		<b>27.61%</b>		<b>0.58%</b>	
<b>TEN YEAR CHANGE - % of Total</b>			<b>-6.80%</b>		<b>6.80%</b>		<b>0.00%</b>	

\* Revaluation



**TOWN OF VERNON, CONNECTICUT**

**TOP TEN TAXPAYERS**

**10 / 01 / 2021 GRAND LIST**

<b><u>Rank</u></b>	<b><u>Taxpayer</u></b>	<b><u>Business</u></b>	<b><u>% of Grand List *</u></b>	<b><u>Assessment 10 /01/ 2021 Grand List</u></b>
1.	Chapman and The Mansions, LLC	Land and Apartments	4.60%	\$85,706,930
2.	Evandro Santini & Woodbrook LLC	Land and Apartments	3.31%	61,764,040
3.	Talcotville Development Co.	Apartments	2.36%	43,908,480
4.	Tri City Improvements, LLC	Shopping center	1.41%	26,267,920
5.	Connecticut Water Company	Utility	1.39%	25,982,269
6.	Connecticut Light & Power / Yankee Gas Co.	Utility	1.27%	23,727,770
7.	Prospect Rockville Hospital & ECHN	Healthcare	0.95%	17,755,580
8.	CE Vernon II LLC	Shopping center	0.93%	17,236,370
9.	Briar Knoll Apartments	Shopping centers / Land	0.49%	9,114,990
10.	Boston Rockville / Boston Vernon	Apartments	<u>0.58%</u>	<u>10,722,790</u>
<b>Total Top 10</b>			<b><u>17.29%</u></b>	<b><u>322,187,139</u></b>

\* Based on the October 1, 2021 Net Taxable Grand List of \$2,229,853,816 (Before BAA).