

TOWN OF VERNON, CT

DOLLAR AND PERCENT CHANGE IN THE GRAND LIST

OCTOBER 1, 2021 TO OCTOBER 1, 2022

	<u>October 1, 2021</u> (After BAA)	<u>October 1, 2022</u> (Before BAA)	Dollar Change	Percent Change
	<hr/>	<hr/>	<hr/>	<hr/>
Gross Taxable Grand List:				
Real Estate	\$ 1,890,037,429	\$ 1,893,627,377	\$ 3,589,948	0.19%
Personal Property	101,222,823	126,000,665	24,777,842	24.48%
Motor Vehicles	253,924,693	273,651,596	19,726,903	7.77%
Total Gross Taxable Grand List	\$2,245,184,945	\$2,293,279,638	\$48,094,693	2.14%
Less Exemptions	<u>-16,849,702</u>	<u>-16,661,880</u>	<u>187,822</u>	<u>-1.11%</u>
NET TAXABLE GRAND LIST	\$2,228,335,243	\$2,276,617,758	\$48,282,515	2.17%

TOWN OF VERNON, CT

NET TAXABLE GRAND LIST

**DOLLAR AND PERCENT CHANGE IN
OCTOBER 1, 2021 TO OCTOBER 1, 2022**

	<u>October 1, 2021</u> (After BAA)	<u>October 1, 2022</u> (Before BAA)	Dollar Change	Percent Change
	<hr/>	<hr/>	<hr/>	<hr/>
Net Taxable Grand List:				
Real Estate	\$1,879,702,671	\$1,882,959,983	\$3,257,312	0.17%
Personal Property	96,987,171	121,685,954	24,698,783	25.47%
Motor Vehicles	251,645,401	271,971,821	20,326,420	8.08%
NET TAXABLE GRAND LIST	\$2,228,335,243	\$2,276,617,758	\$48,282,515	2.17%

**Grand List
Comparison October 1, 2022 vs October 1, 2021**

	Gross Assessment		
	October 1, 2022 Before BAA	October 1, 2021 After BAA	Dollar Change
<u>Real Property</u>			
100 RESIDENTIAL	\$1,304,782,640	\$1,301,111,755	\$3,670,885
200 COMMERCIAL	277,752,417	277,351,297	401,120
300 INDUSTRIAL	27,036,350	27,158,180	-121,830
400 PUBLIC UTILITY	1,378,240	1,378,240	0
500 VACANT LAND	10,110,030	10,414,650	-304,620
600 USE ASSESSMENT	529,370	566,290	-36,920
800 APARTMENTS	272,038,330	272,057,017	-18,687
Total Real Property	\$1,893,627,377	\$1,890,037,429	\$3,589,948
<u>Personal Property</u>			
9. Non-registered motor vehicles	\$2,332,448	\$2,488,227	-\$155,779
10. Machinery and equipment	1,662,500	1,648,620	13,880
11. Horses and ponies	920	840	80
12. Commercial fishing apparatus	0	0	0
13. New manufacturing machinery & equipment	3,811,340	3,735,280	76,060
15A. Manufacturing machinery & equip tax relief	0	0	0
15B. Biotech manufacturing equipment	0	0	0
16. Furniture and fixtures	33,782,410	33,658,890	123,520
17. Farm machinery	455,690	522,640	-66,950
18. Farming tools	28,040	24,140	3,900
19. Mechanics tools	799,920	962,000	-162,080
20. EDP equipment	4,845,140	4,936,960	-91,820
21. Telecommunications	3,482,110	3,123,200	358,910
22. Utility equipment	63,600,490	40,876,070	22,724,420
23. Supplies on hand	644,860	546,760	98,100
24. Other taxable goods	8,722,320	7,355,420	1,366,900
25. Penalty (25%)	1,832,477	1,343,776	488,701
Total Personal Property	\$126,000,665	\$101,222,823	\$24,777,842
Motor Vehicles	\$273,651,596	\$253,924,693	\$19,726,903
Gross Taxable Grand List	\$2,293,279,638	\$2,245,184,945	\$48,094,693
Less Exemptions	-16,661,880	-16,849,702	187,822
Net Taxable Grand List	\$2,276,617,758	\$2,228,335,243	\$48,282,515
Tax Exempt Real Estate	\$255,392,283	\$256,180,343	-\$788,060
Tax Exempt Personal	\$0	\$0	\$0

TOWN OF VERNON, CT

NET TAXABLE GRAND LIST AND % CHANGE - BY TAXABLE PROPERTY - 10/1/22 BEFORE BAA

FOR THE FISCAL YEARS 2013/14 - 2023/24 (GRAND LISTS 10/1/2012 - 10/1/2022)

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
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%
2022/23 *	10/1/21	1,879,702,671	19.69%	96,987,171	5.00%	251,645,401	26.25%	2,228,335,243	19.66%
2023/24	10/1/22	1,882,959,983	0.17%	121,685,954	25.47%	271,971,821	8.08%	2,276,617,758	2.17%
TEN YEAR - % CHANGE		26.11%		82.19%		55.90%		31.26%	
TEN YEAR AVERAGE - % CHANGE		2.61%		8.22%		5.59%		3.13%	

* Revaluation

TOWN OF VERNON, CT

NET TAXABLE GRAND LIST AND % CHANGE - BY TAXABLE PROPERTY - 10/1/22 BEFORE BAA

FOR THE FISCAL YEARS 2013/14 - 2023/24 (GRAND LISTS 10/1/2012 - 10/1/2022)

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
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
2022/23 *	10/1/21	1,879,702,671	309,164,891	96,987,171	4,620,247	251,645,401	52,317,291	2,228,335,243	366,102,429
2023/24	10/1/22	1,882,959,983	3,257,312	121,685,954	24,698,783	271,971,821	20,326,420	2,276,617,758	48,282,515
TEN YEAR - \$ CHANGE		\$389,825,483		\$54,893,914		\$97,517,496		\$542,236,893	
TEN YEAR AVE - \$ CHANGE		38,982,548		5,489,391		9,751,750		54,223,689	

* Revaluation

TOWN OF VERNON, CT

NET TAXABLE GRAND LIST AND % CHANGE - BY TAXABLE PROPERTY - 10/1/22 BEFORE BAA

FOR THE FISCAL YEARS 2013/14 - 2023/24 (GRAND LISTS 10/1/2012 - 10/1/2022)

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
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
2022/23 *	10/1/21	1,879,702,671	84.35%	96,987,171	4.35%	251,645,401	11.29%	2,228,335,243
2023/24	10/1/22	1,882,959,983	82.71%	121,685,954	5.35%	271,971,821	11.95%	2,276,617,758
TEN YEAR AVE - % of Total			84.79%		4.73%		10.48%	
TEN YEAR CHANGE - % of Total			-3.38%		1.49%		1.89%	

* Revaluation

TOWN OF VERNON, CT

REAL PROPERTY - GROSS TAXABLE GRAND LIST AND % CHANGE - BY TYPE, 10/1/22 BEFORE BAA

FOR THE FISCAL YEARS 2013/14 - 2023/24 (GRAND LISTS 10/1/2012 - 10/1/2022)

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
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%
2022/23 *	10/1/21	1,301,111,755	19.17%	577,944,734	20.34%	10,980,940	9.40%	1,890,037,429	19.46%
2023/24	10/1/22	1,304,782,640	0.28%	578,205,337	0.05%	10,639,400	-3.11%	1,893,627,377	0.19%
TEN YEAR - % CHANGE			15.13%		60.94%		42.42%		26.24%
TEN YEAR AVE - % CHANGE			1.51%		6.09%		4.24%		2.62%

TOWN OF VERNON, CT

REAL PROPERTY - GROSS TAXABLE GRAND LIST AND % CHANGE - BY TYPE, 10/1/22 BEFORE BAA

FOR THE FISCAL YEARS 2013/14 - 2023/24 (GRAND LISTS 10/1/2012 - 10/1/2022)

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
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	657,446	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
2022/23 *	10/1/21	1,301,111,755	209,258,675	577,944,734	97,683,704	10,980,940	943,360	1,890,037,429	307,885,739
2023/24	10/1/22	1,304,782,640	3,670,885	578,205,337	260,603	10,639,400	-341,540	1,893,627,377	3,589,948
TEN YEAR - \$ CHANGE		171,503,100		218,946,907		3,169,150		393,619,157	
TEN YEAR AVE - \$ CHANGE		17,150,310		21,894,691		316,915		39,361,916	

TOWN OF VERNON, CT

REAL PROPERTY - GROSS TAXABLE GRAND LIST AND % CHANGE - BY TYPE, 10/1/22 BEFORE BAA

FOR THE FISCAL YEARS 2013/14 - 2023/24 (GRAND LISTS 10/1/2012 - 10/1/2022)

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
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
2022/23	* 10/1/21	1,301,111,755	68.84%	577,944,734	30.58%	10,980,940	0.58%	1,890,037,429
2023/24	10/1/22	1,304,782,640	68.90%	578,205,337	30.53%	10,639,400	0.56%	1,893,627,377
TEN YEAR AVE - % of Total			71.14%		28.27%		0.59%	
TEN YEAR CHANGE - % of Total			-6.65%		6.58%		0.06%	

* Revaluation

TOWN OF VERNON, CONNECTICUT

TOP TEN TAXPAYERS

10 / 01 / 2022 GRAND LIST

<u>Rank</u>	<u>Taxpayer</u>	<u>Business</u>	<u>% of Grand List *</u>	<u>Assessment 10 /01/ 2022 Grand List</u>
1.	Chapman and The Mansions, LLC	Land and Apartments	3.78%	\$86,061,375
2.	Evandro Santini & Woodbrook LLC	Land and Apartments	2.73%	62,259,195
3.	CLP (Eversource) / Yankee Gas Co.	Utility	2.08%	47,328,770
4.	Talcotville Development Co.	Apartments	1.93%	43,942,360
5.	Tri City Improvements, LLC	Shopping center	1.15%	26,285,380
6.	Connecticut Water Company	Utility	1.12%	25,575,224
7.	Prospect Rockville Hospital & ECHN	Healthcare	0.84%	19,131,310
8.	CE Vernon II LLC	Shopping center	0.75%	17,060,200
9.	Briar Knoll Apartments	Shopping centers / Land	0.47%	10,716,140
10.	Boston Rockville / Boston Vernon	Apartments	<u>0.40%</u>	<u>9,087,850</u>
Total Top 10			<u>15.26%</u>	<u>347,447,804</u>

* Based on the October 1, 2022 Net Taxable Grand List of \$2,276,617,758 (Before BAA).